

DOWNTOWN LOWVILLE



Downtown Revitalization Initiative
2019 | Round 4



OVERVIEW OF DOWNTOWN

1





BASIC INFORMATION

REDC Region:

North Country

Municipality Name:

Village of Lowville

Downtown Name:

Lowville

County Name:

Lewis County

Point of Contact:

Mayor Joseph Beagle

Email:

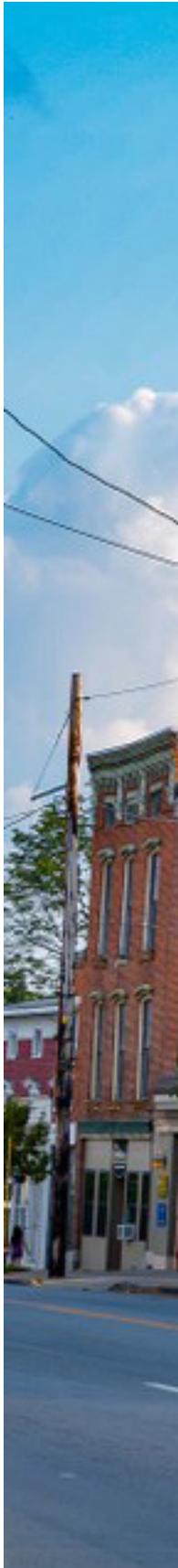
cbeagle@frontier.com

Secondary Email:

mayor@villageoflowville.org

At a Glance: Downtown Lowville is on the right track. Recent public and private investment, local planning efforts, and capital infrastructure improvements have begun to spur downtown’s redevelopment and have created a wave of momentum. To build on this momentum, the Village has undertaken a variety of planning initiatives to refine its vision for downtown and to identify projects that can effect positive change in Lowville. Funding from the Downtown Revitalization Initiative (DRI) would allow the Village to truly unlock Downtown Lowville’s full potential.

With funding from the DRI, the Village intends to make strategic investments in projects that leverage existing cultural and recreational assets, repurpose and revitalize vacant properties, and build off recent momentum. These projects will promote economic development, catalyze tangible change, and create benefits that can be realized by all of Lowville’s residents. With forward-thinking economic development policies already in place, a proven track record of administering State contracts, and a supportive and committed community, the Village of Lowville is an ideal candidate for Round 4 of the DRI.





State Street in Downtown Lowville

JUSTIFICATION FOR LOWVILLE

Provide an overview of the downtown area nominated and the reasons for its selection.

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

Demonstrated Need: Lowville has been through an all too familiar economic cycle – a boom and a bust. The Village has weathered years of sustained economic depression, the deterioration of architectural assets and landscapes, and the blighting of State Street and downtown – but the community has found resolve with an infallible commitment to envisage a better future. As shown in **Section 7, Transformative Opportunities**, our vision involves a combined \$27 million in public and private investment through the DRI, demonstrating the Village’s need for State funding support. This infusion of funding will catalyze additional outside investment and will have a tangible and transformative impact upon downtown.





With an abundance of natural resources, thriving industry clusters, and a desirable quality of life, Lowville has fostered the ideal balance of people, prosperity, and planet.

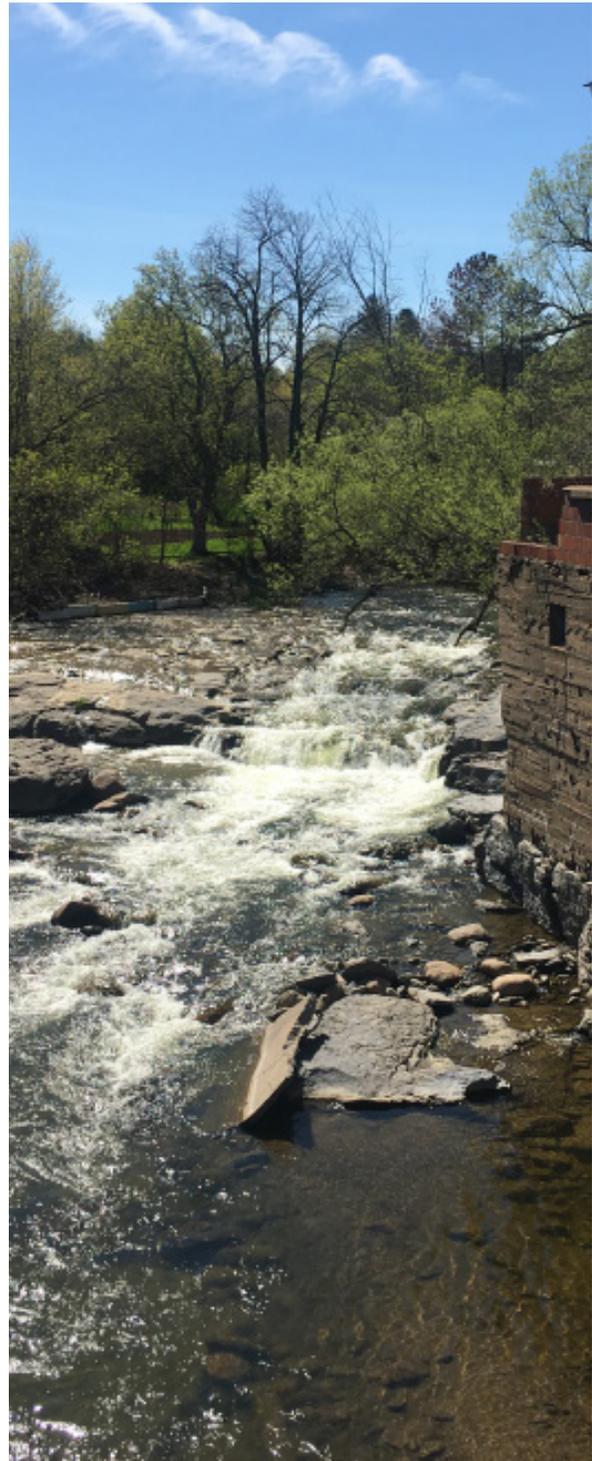
State Street in Downtown Lowville

JUSTIFICATION FOR LOWVILLE

Scenic Location: Nestled in the Black River Valley, between the foothills of the Adirondacks and the Tug Hill Plateau, Lowville is rich in natural resources and scenic viewsheds. Because of its climate, the Village is also a four-season recreation destination.

Strategic Location: Lowville is strategically located just 40 miles south of the Canadian border and just a day's drive from major cities like Montreal, Toronto, Syracuse, Rochester, Buffalo, Albany, and New York City. This strategic location widens Lowville's catchment area, gives it access to a large labor pool, and makes it an attractive location for businesses who want to leverage U.S. and Canadian markets. Interstate 81 and the NYS Thruway make Lowville easily accessible from anywhere in the state and State Street (Route 12/26) provides an important regional connector to destinations like Watertown, Fort Drum, Rome, and Utica.

Lewis County also has a robust public transit system, with 6 fixed and accessible routes throughout Lewis County, a Lowville Village Loop, a JCC Connector Route (Watertown), a Utica Connector Route, and a seasonal Old Forge Route (summer). This system promotes alternative transportation in the Village and also caters to the senior population.



Mill Creek

JUSTIFICATION FOR LOWVILLE

Thriving Industries: Lowville has proven that it is a destination for the advanced manufacturing, agricultural, natural resources, and renewable energy markets. Kraft Heinz, one of the Village's major employers and key economic drivers, recently invested \$50 million to expand its capacity and to add 100 jobs locally. Further support of the Village's major employers and industry sectors as well as continued workforce development will encourage continued private investment and will positively advance both the local and regional economy.

Unparalleled Tourism Market: Lowville and Lewis County benefit greatly from the region's premier winter-sports tourism market. Visits to and spending by winter-sports tourists, snowmobilers in particular, are outsized in Lowville. To ensure that these visitors stay, spend, and return to Lowville year after year, the Village – with the help of DRI funds – could better leverage its existing snowmobiling-related assets and provide additional amenities like diversified shopping and dining options that will strengthen Lowville's status as a snowmobiling destination.



Kraft Heinz Facility



Governor Cuomo Snowmobiling in Lowville

JUSTIFICATION FOR LOWVILLE

Recent Investment: With over \$140 million invested in catalytic projects over the last decade in the Village and surrounding area, Lowville has established a renewed interest in development and created a platform for continued growth and momentum. Funding from the DRI will allow Downtown Lowville to build off these recent economic successes and will likely encourage additional private investment in its growing and diversifying economy.

Community Commitment: There is a prodigious amount of volunteer supported civic, economic, and cultural committees and boards within Lowville. The frequent activity of these committees evidences community buy-in and commitment to seeing these and other revitalization initiatives through. The Village also benefits from a dedicated coalition of local business owners and investors, some of whom have already committed private funds toward their proposed projects.

The Village's successful implementation of past State contracts demonstrates organizational capacity and shows the local leadership's strong commitment to advancing the community's vision. The Village's recent \$18 million investment in infrastructure – the “Five Streets Project” which is currently replacing water and sewer lines on downtown roadways – also evidences its commitment to modernizing infrastructure, promoting walkability, and creating a strong foundation for DRI-funded placemaking projects.





Lowville Town Clock

A SNAPSHOT OF DOWNTOWN LOWVILLE



Family-Friendly Community



Businesses along State Street



Lewis County Court House Building



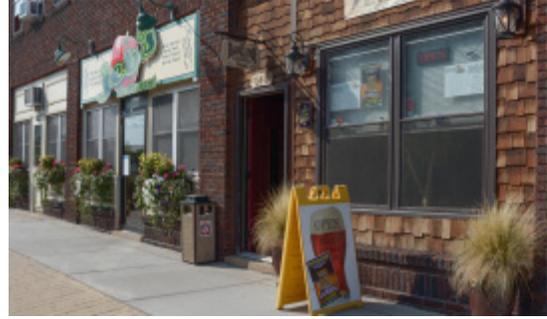
Outdoor Recreation Destination



Bucolic Landscapes



Small- and Family-Owned Businesses



Businesses along Shady Avenue



Downtown Lowville



St. Peter's Church



State Street Commercial Corridor

VISION FOR DOWNTOWN

2



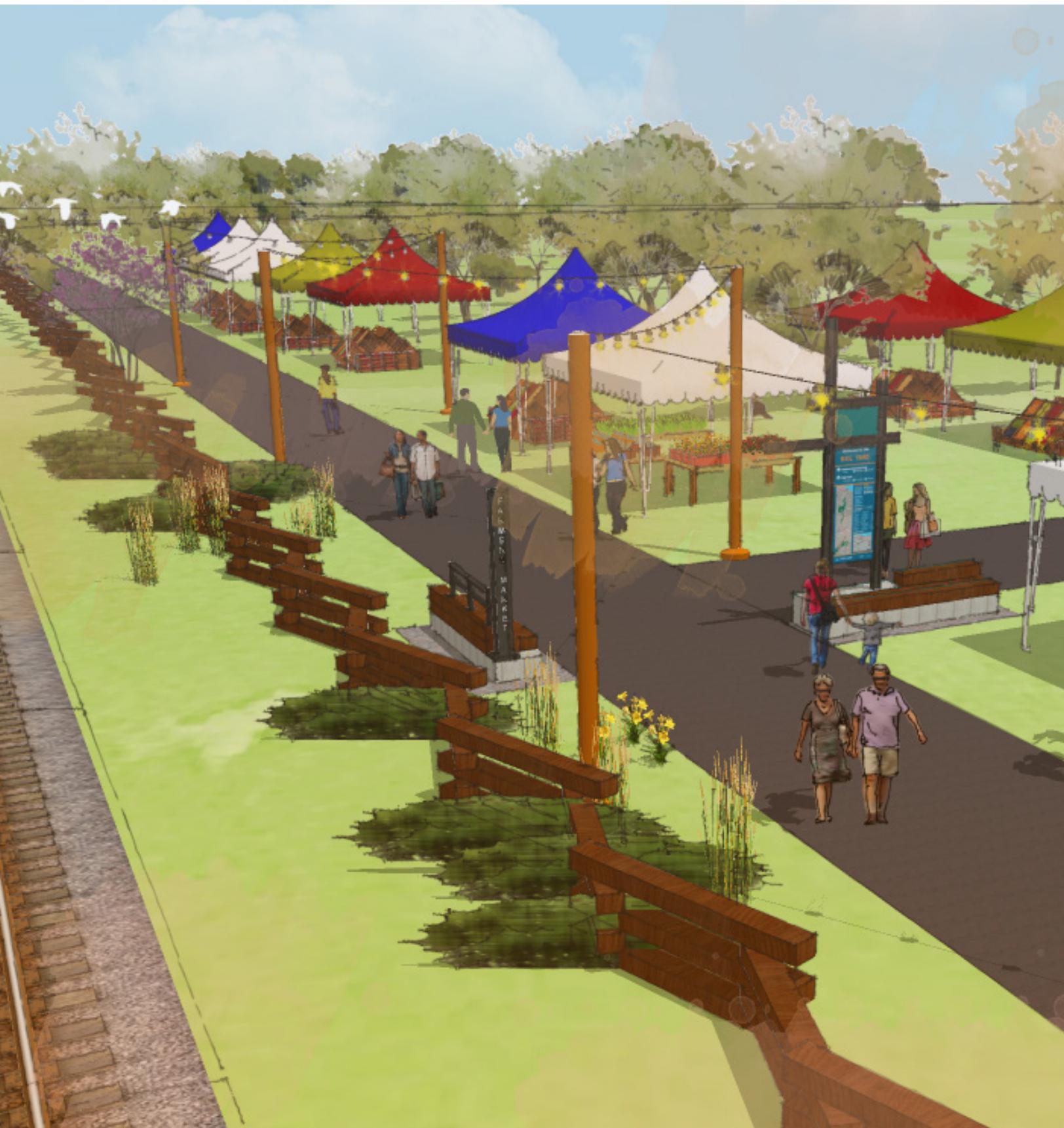


VISION FOR DOWNTOWN

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

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





Rendering of Proposed Rail-with Trail Corridor

OVERVIEW OF THE DRI AREA

3





BOUNDARIES OF THE DRI AREA

Detail the boundaries of the targeted downtown area or neighborhood.

The proposed DRI area is well-defined and compact, and concentrates investment along State Street – the Village’s main commercial corridor – which is primed for reinvestment. The DRI area is approximately 285-acres and encompasses nearly 25% of the village’s population as well as one-third of its 290 businesses.

Boundaries: The DRI area is bound to the north by Trinity Avenue, extends south to where Routes 12 and 26 diverge, and is bisected by Mill Creek, a tributary to the scenic Black River. State Street, an important regional connector, acts as the central spine of the DRI area. This heavily-traveled roadway is home to Lowville’s historic downtown and provides direct access to regional destinations like Watertown, Fort Drum, Rome, and Utica. The DRI area is also bisected by an inactive rail corridor, which has significant potential to redevelop into a tourist rail line, and could connect to nearby destinations like Croghan and Carthage.



CLINTON ST

BOSTWICK ST

SHARP ST

WATERS TERRACE

26

TRINITY AVE

PARK AVE

FOREST AVE

JAMES ST

12

DAYAN ST

SHADY AVE

ABANDONED RAIL LINE

CHURCH ST

RURAL AVE

STATE STREET

WATER ST

MILL CREEK

RIVER ST

STOWE ST

JACKSON ST

12

26

TURIN RD

26

12



0 0.05 0.1 0.2 MILES

ECONOMIC CONDITIONS

4





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.

Lewis County is committed to attracting new businesses and professionals to work in Lowville and the larger region, while also providing support for existing businesses.

Center for Business: The Center for Business is the most recent and most significant development in the County's continued efforts to promote job growth in Lowville and Lewis County. Operated out of the repurposed Climax Manufacturing facility, this 160,000 square-foot space allows for manufacturing and co-working uses and presently has 6 tenants, with 57,000 square feet still available. The facility is located on State Route 26, just outside the DRI area, and is within a day's drive of major cities in New York and Canada.

The Center was specifically developed to attract entrepreneurs and businesses to the area that would diversify Lowville's workforce and make it competitive in emerging markets. The Center is also a Commercial Driver's License (CDL) testing facility – a service previously only offered in Utica, Syracuse, and Watertown. This service acts as a major draw for the Center and is also an asset for local employers who offer CDL training, as they can now train and test drivers right outside the Village.

The Lewis County Industrial Development Agency's efforts to transform the former Climax facility into the Center for Business evidences the Agency's commitment to repurposing underutilized sites and to creating infrastructure that supports new and existing businesses and allows them to expand their operations.





Center for Business Co-working Space

JOB GROWTH

Recent Job Growth: Since 2012, Lewis County has seen a consistent decline in its annual average unemployment rate. Currently, the unemployment rate is 5.5% (2018). While this is higher than New York State’s average at 4.1%, it demonstrates the County’s ability to promote and sustain growth over the past decade.

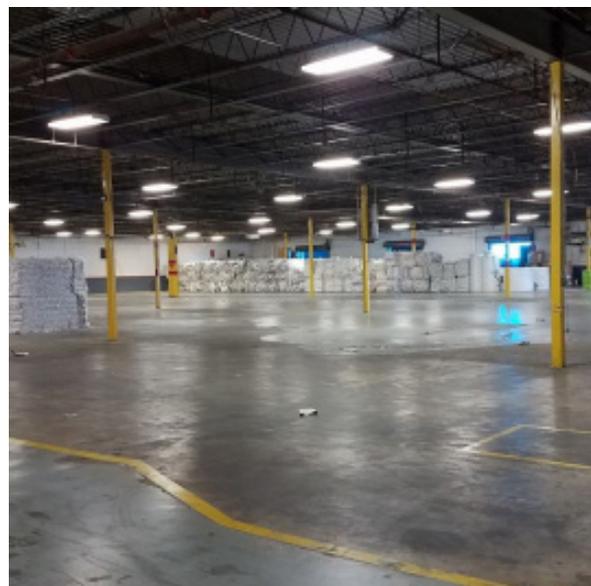
Anchor Institutions: The Village of Lowville is home to over 40% of Lewis County’s employed population. Employment in the Village is anchored by a number of large institutions, particularly in the following job sectors: Healthcare and Social Assistance, Manufacturing, Educational Services, Accommodation and Food Services, and Retail Trade.

Multiple anchor employers reside in or are adjacent to the proposed DRI area including: Kraft-Heinz, Neenah Paper, Lewis County General Hospital, the County of Lewis, and Lowville Academy.

Lewis County’s anchor institutions employ a large portion of the region’s workforce and are dedicated to the success and well-being of their employees and the local community. Anchor employers are essential partners in spurring economic development given their ability to make capital investment, create jobs, procure goods and services locally, and develop real estate.



Developable Sites

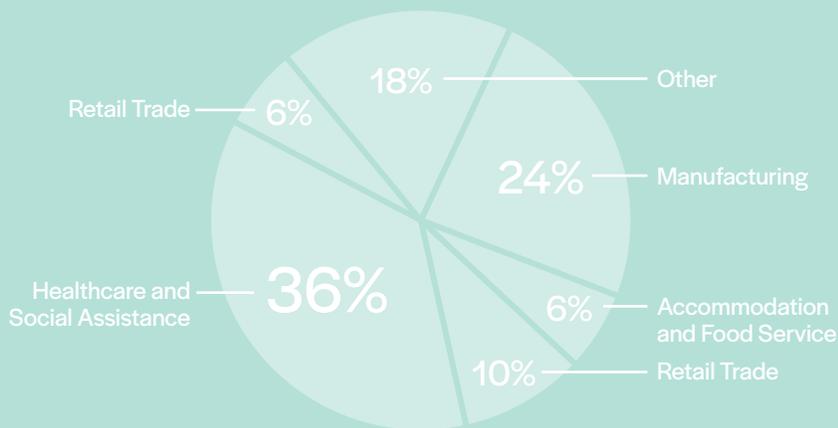


Center for Business Facility

AVERAGE ANNUAL UNEMPLOYMENT RATE, LEWIS COUNTY



PERCENT OF JOBS BY SECTOR, LOWVILLE



ANCHOR EMPLOYERS, LOWVILLE

1. Lewis County General Hospital
360 – 675 employees
2. Kraft-Heinz
375 – 450 employees
3. County of Lewis
280 – 300 employees
4. Lowville Academy
240 – 260 employees
5. Walmart
175 – 200 employees
6. Neenah Paper
125 – 135 employees
7. Tops Market
60 – 75 employees

PAST INVESTMENT

Describe how this DRI area will be able to capitalize on prior private and public investment and catalyze future investments in the neighborhood and its surrounding areas.

A healthy, vibrant downtown is crucial to the economic health of the village and the entire region. Several recent investments in downtown Lowville – by generating momentum, incentivizing public and private investment, and creating jobs – have established a strong base to support an infusion of DRI funding.

Recent Downtown Investments: With over \$140 million in recent investments and another \$27 million in potential public and private investments through the DRI, Lowville is well-positioned to not only reinvigorate its downtown but also to further the North Country Regional Economic Development Council’s vision of leading an economic renaissance in New York State’s rural communities. Recent downtown investments are summarized in the table on the next page.



Lewis County-JCC Education and Workforce Training Center

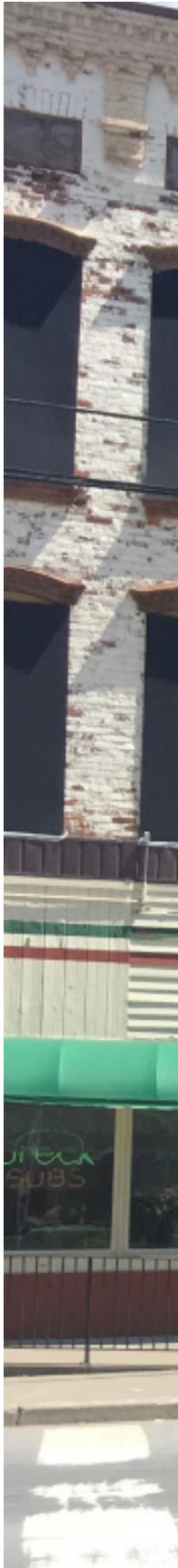
FUTURE POTENTIAL

Describe how this DRI area will be able to capitalize on prior private and public investment and catalyze future investments in the neighborhood and its surrounding areas.

Downtown Lowville has all the elements in place – an attractive main street, a strong local economy, capable and committed leadership, invested stakeholders and business owners, and a supportive community – to transform itself into a vibrant and lively downtown. All it needs is an infusion of funding from the DRI to really catalyze this transformation and get the momentum going.

Redevelopable Sites: Downtown Lowville has a number of vacant or underutilized properties that are ripe for investment and present significant potential for redevelopment. Reactivating empty storefronts along State Street will create opportunities to bring in new businesses and reinvigorate this important commercial corridor.

Growing Workforce: Recent and future investments in downtown, including the Center for Business and the relocation of certain Lewis County General Hospital services, are attracting young professionals and emerging businesses to Lowville. In order to encourage these new employees to live downtown, the Village needs to diversify its housing options and provide residential units and amenities that cater to this demographic. Many of the projects proposed through the DRI include a housing component. Increasing the supply of housing in Downtown Lowville will enable the Village to better capture these workers and to continue to provide market-rate housing that retains existing residents.





Underutilized Buildings along State Street

ENVIRONMENT + QUALITY OF LIFE

5





ATTRACTIVENESS OF THE 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.

As the “urban heart” of Lewis County, Lowville provides the only true downtown in the county and the Village strives to be an ideal place for people of all ages and backgrounds to live, work, and visit. DRI funding will be a necessary catalyst to achieve this vision, to further strengthen downtown’s unique sense of place, and to bolster the amenities and services that Lowville offers residents.

Lively Downtown: The proposed DRI area is home to numerous historical sites, restaurants, and businesses. State Street is lined with historic buildings that form a continuous streetwall and create an inviting, human-scale environment. Through its ongoing Five Streets Project, the Village has begun to actively transform downtown – creating a more walkable, safe, and pedestrian-friendly corridor. This project sets the stage for further improvements, including the implementation of a “complete streets” policy.





Storefronts along State Street

ATTRACTIVENESS OF THE PHYSICAL ENVIRONMENT

Recreation: Lowville’s location in the Black River Valley, with the Adirondacks to the east and Tug Hill to the west, gives it a unique advantage – it is naturally home to four-season recreation offerings. Popular activities include: boating, fishing, kayaking, swimming, ATV riding, hiking, biking, horseback riding, bird watching, hunting, and camping. Mill Creek, which runs right through the heart of Downtown Lowville, is particularly popular with kayakers. Lowville is also a premier destination for snowmobiling, and benefits from a strong winter-sports tourism industry.



Kayaking on Mill Creek

Year-Round Attractions: In addition to its four-season recreational offerings, Lowville also offers an array of year-round attractions and activities. The nationally-recognized Lowville Cream Cheese Festival brings food, games, music, and family fun downtown each September, with over 15,000 attendees annually. Tug Hill and the surrounding trail networks bring snowmobilers in the winter and the Adirondacks bring hikers and campers. During the summer, Lowville features other activities including: Food Truck Fridays, music festivals, and other events at the Lewis County Fairgrounds. These events contribute to quality of life for residents and are a major draw for visitors.



Lowville Cream Cheese Festival

ATTRACTIVENESS OF THE PHYSICAL ENVIRONMENT

Historic Resources: Cultural and historic resources are essential components of a healthy local economy and they help strengthen and sustain a community's shared identity. These assets can also bring numerous economic benefits including jobs, tax revenue, and tourism.

The Village of Lowville offers a wealth of social, cultural, and historical resources. The Village boasts its own Historic District, as well as nine structures and sites that are listed on the National Register of Historic Places (NRHP) including the: Bateman Hotel, Franklin B. Hough House, Lewis County Fairgrounds, Lewis County Soldiers' and Sailors' Monument, Lowville Masonic Temple, Lowville Presbyterian Church, Old Lowville Cemetery, and Stoddard-O'Conner House. A portion of the Historic District and seven of the nine NRHP structures fall within the DRI area.

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



Bateman Hotel



Lowville Presbyterian Church



Lewis County Fairgrounds

ATTRACTIVENESS OF THE PHYSICAL ENVIRONMENT

Agriculture: Lewis County is ranked sixth in the state for milk production with over 27,000 cows and approximately 190 dairy farms. Dairy is not only a thriving industry, but it is the backbone of both Lowville and Lewis County. Within the Village, Kraft-Heinz and Lowville Producer's Dairy Cooperative are major drivers of the local and regional economy.

In 2016, the Dairy Cooperative received assistance from the Lewis County Industrial Development Agency and was awarded a NYS CFA grant of \$48,000. The State's investment allowed the Dairy Cooperative to purchase equipment that enhances the quality and efficiency of its milk production operation, resulting in a better product for consumers and enabling the company to expand its services outside of Lewis County.





Giant Cow Statue at Lowville Producers Dairy

QUALITY OF LIFE POLICIES

Articulate the policies in place that increase the livability and quality of life of the downtown.

The Village is committed to providing a high quality of life for all residents, so that they are proud to call Lowville home. With the guidance of its Comprehensive Plan, the Village has implemented a variety of key strategies for enhancing livability and quality of life.

Comprehensive Plan: The Town and Village Comprehensive Plan was adopted by the Village in 2009 following extensive involvement from citizens, business owners, and Town and Village staff. The plan outlines specific strategies to achieve the goal of making downtown Lowville the vibrant centerpiece of Lewis County’s economy. The plan serves as a guide for the physical development of the community, and recommends many key policies and projects including updates to the existing zoning and land subdivision controls, residential redevelopment projects, and initiatives to help the Town and Village governments prioritize capital investments such as the implementation of a “compete streets” policy.

Commitment to Clean Energy: Lewis County is a leader in planning and implementing renewable energy projects, and is the only county in the North Country region to be certified by New York State Energy Research and Development Authority (NYSERDA) as a Clean Energy Community. The County is home to several hydropower facilities, as well as several wind farms, including the largest in the state (Maple Ridge Farm), and has pledged to act as a model for sustainable community development. Examples of the County’s commitment include the installation of electric vehicle charging stations and the development of a LED light replacement program in partnership with NYPA and National Grid in the Village of Lowville. The County also recently invested in a 2.2 MW solar facility, which came on-line late last year.

QUALITY OF LIFE POLICIES

Unparalleled Access to Outdoor Recreation:

Lewis County leads the region in terms of average snowfall and number of motorized sports clubs. Unsurprisingly, visitors to Lowville come largely for the area's plentiful snowmobiling trails. Visitors attracted by these snowmobiling trails are considered motorized recreation enthusiasts, and they often make multiple and long trips to the Tug Hill region. Many of these enthusiasts own second homes in the area, increasing their local spending and resulting in above-average economic impact in relation to other types of tourists. Compared to other counties, Lewis County has the highest number of second homes owned primarily by snowmobilers.

In New York State, direct spending by snowmobilers in 2011 was approximately \$434 million. Considering indirect spending on expenditures like lodging and transportation, the total economic impact doubled to \$868 million. Behind the Adirondack region, the second largest percentage of days spent snowmobiling occurred in the Tug Hill region. Evidently, snowmobiling creates significant benefit for both the state and local economy. Opportunities exist in Lowville to take further advantage of snowmobile-related assets and to ensure that visitors stay, spend, and return to the Village.

Zoning Code: In 2015, the Village updated their Zoning Law in partnership with the Tug Hill Commission, which facilitates the implementation of a range of desirable projects in the downtown core and promotes predictability in land and building uses.

RECREATIONAL ECONOMIC ADVANTAGES, LEWIS COUNTY



25

feet of snow per year



600+

miles of snowmobile trails



10+

snowmobile clubs



20%

of statewide days spent snowmobiling occur in Lewis County



16%

of statewide second homes used for snowmobiling are located in Lewis County

Source: New York State Snowmobile Association. "Economic Impact of the Snowmobile Industry in New York State." 2010-2011. <http://nysnowmobiler.com/wp-content/uploads/2015/11/2011-snowmobile-economic-impact-study.pdf>.

QUALITY OF LIFE POLICIES

Complete Streets: The Village, in partnership with the Tug Hill Commission, teamed to facilitate a Complete Streets and Community Design for Economic, Environmental and Public Health Workshops for the Village of Lowville, in anticipation of pursuing its own “complete streets” policy. Mark Fenton was the featured speaker at the workshops with discussion on how to improve accessibility and walkability along the Village’s streetscapes for people of all ages to enjoy.

Workforce Development: Recently opened in January 2019, the new Jefferson Community College (JCC) facility located immediately north of the Village of Lowville, provides skills-focused trainings and classes in partnership with the BOCES and Cornell Cooperative Extension. The goal of this facility is to provide students with workforce development resources and job training skills that can be applied to employment that is available within the Village and region.

Agricultural Plan: In May 2019, Lewis County received a grant from the NYS Department of Agriculture and Markets to update its Agriculture and Farmland Protection Plan, last completed in 2004. The updated plan will promote awareness of and strengthen agricultural practices in and around the Village.



“Safe and quiet villages with excellent school systems, recreational opportunities, and engaging communities are why Lewis County is the natural choice to live, work, and play.”



Bikeability Improvements along State Street

PUBLIC SUPPORT

6





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.

The Downtown Lowville DRI application is the direct result of community input and the culmination of a multiple planning projects – including the Town and Village Comprehensive Plan, Village Center Green Infrastructure Project Feasibility Study, Lewis County Survey of the Community, and the Complete Streets & Community Design for Economic, Environmental and Public Health Workshop community feedback – which have well-positioned the Village to implement the next chapter in its revitalization.

Community DRI Workshops: The Village facilitated a public outreach campaign to understand the community’s vision for Downtown Lowville, solicit ideas for revitalization projects, and identify challenges that could be overcome with strategic projects.

In May 2019, the Village hosted a series of community workshops including: (1) a public open house at the Historical Society; (2) a downtown walking tour; and (3) a DRI presentation. Feedback from these workshops focused on the need to:

- increase walkability, especially during winter;
- provide more diversified housing options;
- revitalize abandoned and underutilized buildings; and
- reuse the abandoned rail corridor to promote tourism and improve access.





DRI Community Workshop

PUBLIC SUPPORT

Open Call for Project Proposals: In May 2019 the Village prepared and distributed an Open Call for Project Proposals. The application was distributed by email and was available online. Over a dozen project proposals were received through this process. A variety of redevelopment projects, which addressed key community goals and objectives, were received and considered by the Village for inclusion within this Round 4 DRI Application.

Community Survey: Feedback from the most recent Lewis County Survey of the Community, conducted in October 2018, was also incorporated into the DRI application. The survey is administered to randomly selected adults in Lewis County, with 13% of the respondents coming from the Village and an additional 4% from the Town.

Respondent feedback for 2018 is summarized below:

- Quality of life/environment indicators were the most positive in the 12 years of completing the survey.
- High level of satisfaction associated with the overall state of the County’s economy.
- Strong support for the development of community assets, including parks, main streets, downtowns, parking, and infrastructure.
- Extremely high support for the development of more trails and support for small businesses.
- The availability of cultural and entertainment opportunities, access to higher education, and availability of housing ranked low.



QUALITY OF LIFE SURVEY, 2018

19% ★★★★★ excellent

60% ★★★★★ good

18% ★★★★★ fair

3% ★★★★★ poor



DRI Community Workshop

TRANSFORMATIVE OPPORTUNITIES

7





EMAN

THE GREENWAY

TRANSFORMATIVE PROJECTS

The projects listed in the following pages represent those projects that the Village believes will provide significant returns on investment by contributing to economic development and enhancing the public realm and quality of life in Downtown Lowville. The 19 identified projects have each been thoughtfully planned and selected by the Village for inclusion in this application due to their strong potential to transform downtown and catalyze additional investment and development. They represent a healthy mix of public and private investment, with some stakeholders already committing private contributions toward their projects. The tight spatial clustering of these projects creates synergistic effects, allowing these strategic investments to build off and leverage each other's successes.

The projects are diverse in scope, impacting all aspects of life in Downtown Lowville including:

- Economic Development;
- Tourism;
- Quality of Life; and
- Recreation.

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

ECONOMIC DEVELOPMENT

1. Mixed-Use Redevelopment
2. Downtown Grant Fund
3. Cafe Z
4. Tony Harper's Pizza
5. Mullin's Artisan Food Market
6. Tug Hill Artisan Roasters
7. Downtown Brewery

TOURISM

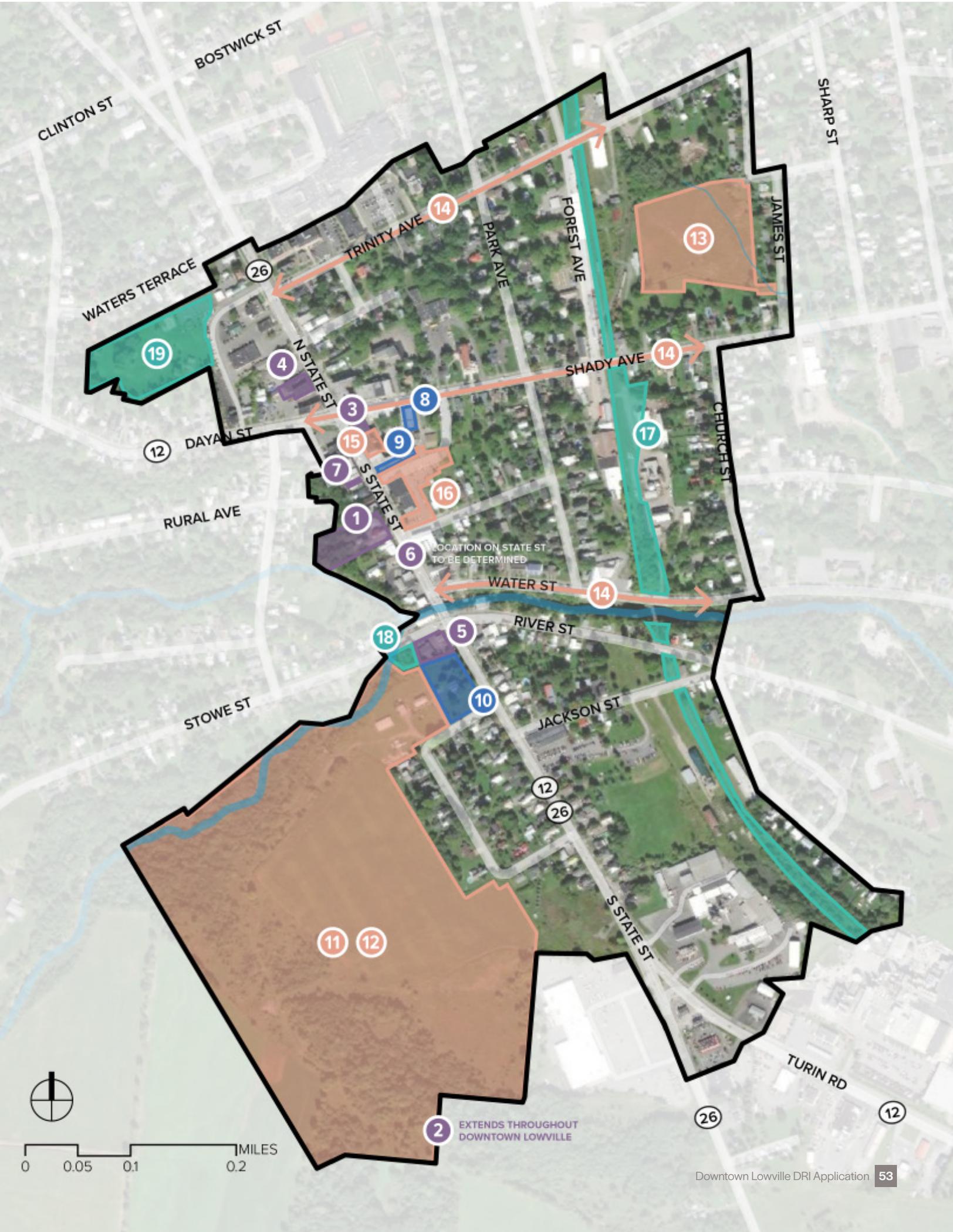
8. Town Hall Theater Renovations
9. Lewis County Historical Society
10. Judge's Quarters Bed & Breakfast

QUALITY OF LIFE

11. Residential Development
12. Hand in Hand Childcare Center
13. Double Play Community Center
14. Downtown Complete Streets
15. Bateman Apartments
16. Lowville Commons

RECREATION

17. Rail-with-Trail Corridor
18. Downtown Trailhead
19. Veteran's Park Improvements



2 EXTENDS THROUGHOUT DOWNTOWN LOWVILLE

6 LOCATION ON STATE ST TO BE DETERMINED

ECONOMIC DEVELOPMENT

The following transformative projects were selected for their significant potential to support economic development in Downtown Lowville. Each project has demonstrated the ability to generate increased economic activity, retain or create jobs in Lowville, and enhance the viability and livability of downtown. These projects also have the ability to spur related development and catalyze additional private investment. They will leverage recent and ongoing economic successes and strengthen Lowville's status as an important driver and economic hub in Lewis County.

PROJECT METRICS

Total Investment:
\$3,838,000

DRI Funding:
\$2,019,750

Jobs Created:
21

Number of Projects: 7

1. Mixed-Use
Redevelopment
2. Downtown Grant
Fund
3. Cafe Z
4. Tony Harper's Pizza
5. Mullin's Artisan
Food Market
6. Tug Hill Artisan
Roasters
7. Downtown Brewery



Temperature
and Humidity
Control System

MIXED-USE REDEVELOPMENT



Location:
7523, 7527 South State St.

Property Owner: Thomas Schantz and Steven Ahrendt

Project Sponsor: Lewis County Development Corporation

Project Type:
Economic Development

Jobs Created: N/A

Cost Estimate: \$1,500,000

DRI Request: \$500,000

Description: This site, which is presently occupied by dilapidated houses, will be redeveloped into a modern, 3-story, multi-use building. Lewis County General Hospital is developing plans to relocate services downtown and is an interested tenant for the upper floors. These floors would house the hospital's billing, accounting, hospice, and home health services, and might also include residential units for its traveling nurses and doctors. Approximately 60 hospital employees would be moved to this downtown location. Additional tenants will be procured to establish a first-floor retail presence consistent with the existing commercial corridor along State Street. To capitalize on its location along Mill Creek, this development will also include the creation of a publicly-accessible waterfront trail along the backside of the building.

DOWNTOWN GRANT FUND



Location: Downtown Lowville

Project Sponsor:
Lewis County IDA

Project Type:
Economic Development

Jobs Created: N/A

Cost Estimate: \$900,000

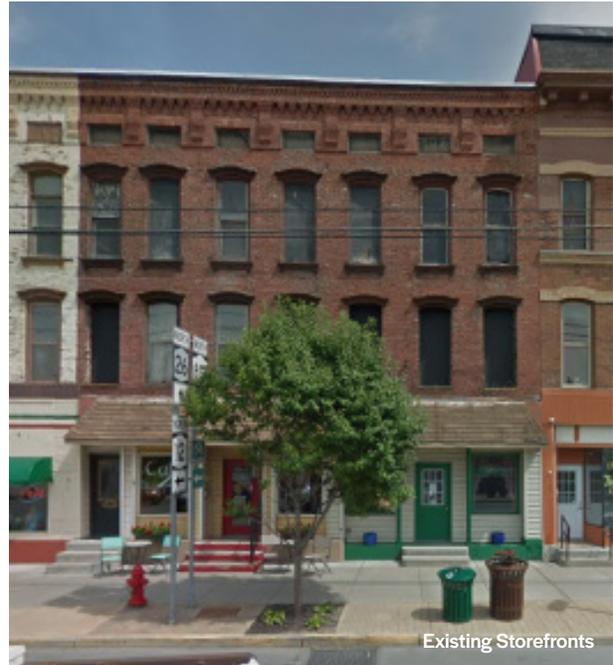
DRI Request: \$600,000

Description: This project establishes a grant fund to support the rehabilitation of buildings near and along State Street – Lowville’s main commercial corridor. Projects eligible for funding through the grant program include: facade improvements, residential improvement, public art installations, public realm improvements, and physical improvements to existing and/or vacant commercial space. Multiple building owners have expressed interest in receiving support through the program including: the American Legion, Interior Outfitters, 1812 House, and PB&J Cafe. By strategically investing in the community in this way, the Village hopes to spur development, catalyze investment, and improve the economic viability of downtown.

CAFE Z



Proposed Improvements



Existing Storefronts

Location:
7590–7596 South State St.

Property Owner:
Tony Meda

Project Sponsor:
Tony Meda

Project Type:
Economic Development

Jobs Created: 1 to 2 FTE

Cost Estimate: \$200,000

DRI Request: \$100,000

Description: This project renovates and restores the three storefronts between 7590 and 7596 South State Street and replaces the upper floor windows. It will build upon the success of the existing Cafe Z and will work to attract tenants to the other two storefronts. By improving first-floor transparency, this project is intended to enhance the aesthetic appeal and contiguity of the streetwall and is expected to contribute to increased foot traffic in the downtown area.

TONY HARPER'S PIZZA



Existing Structure

Location: 7167 North State St.

Property Owner: Chris Murphy

Project Sponsor: Chris Murphy

Project Type:

Economic Development

Jobs Created: 5 FTE

Cost Estimate: \$155,000

DRI Request: \$100,000

Description: This project includes the rehabilitation of the existing Tony Harper's Pizza building on State Street to improve the ground-floor restaurant and to create additional housing units on the upper floors. Phase 1 of the project will expand the restaurant by creating an outdoor seating space with canopy, restore the facade and update the windows, and install a mural on the southern side of the building. Phase 2 will add a fire escape, kitchen, and bathroom to the second and third floors so that the two existing apartments can be converted into four rentable units in order to address the need for housing in Downtown Lowville.

MULLIN'S ARTISAN FOOD MARKET



Location: 7443 South State St.

Property Owner:

Robert and Cole Mullin

Project Sponsor:

Robert and Cole Mullin

Project Type:

Economic Development

Jobs Created: 3 to 5 FTE

Cost Estimate: \$300,000

DRI Request: \$200,000

Description: This project repurposes the existing structure into a “Made in Lewis County” artisan food market, creating a downtown storefront for local producers to sell their goods. The market will feature and improve access to locally-made products like cheeses, meats, baked goods, and craft-brewed beers. This project will also remove the existing out-of-service petroleum equipment, including the underground storage and dispenser, to prevent future contamination at the site.

TUG HILL ARTISAN ROASTERS



Location: To Be Determined

Project Sponsor:

Tug Hill Artisan Roasters, LLC

Project Type:

Economic Development

Jobs Created: 3 PTE, 1 FTE

Cost Estimate: \$200,000

DRI Request: \$120,000

Description: This project involves the opening of Tug Hill Artisan Roasters, a coffee roastery, on State Street in Downtown Lowville. Tug Hill Artisan Roasters has long considered relocating from its current location in Beaver Falls to Downtown Lowville, and anticipates that an appropriate storefront on State Street can be found through the DRI process. In addition to featuring a cafe and book store, the new roastery will incorporate light industrial uses on site so that the company can package and distribute its own products. Plans also include a refrigerated storage room for keg and cold brew, a certified kitchen for food preparation and baking, and a loading and receiving dock. Tug Hill Artisan Roasters intends to become a “food destination” in Lowville and the region more generally, with interactive elements like a state-of-the-art cupping lab that will allow visitors to get in on the action.

DOWNTOWN BREWERY



Location: 7551 South State St.

Property Owner:

Mike Hanno, Thomas Compo

Project Sponsor:

Barry Virkler

Project Type:

Economic Development

Jobs Created: 4 to 5 FTE

Cost Estimate: \$583,000

DRI Request: \$399,750

Description: This project renovates the former Mountain Sun Building, which is presently vacant, into a mixed-use retail and residential space. The second and third floors will be converted into market-rate, two-bedroom apartments, each with two floors. These units will provide additional housing options in Downtown Lowville, while the first floor will feature a tap room and brewery that will leverage the region's flourishing craft beverage market.

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TOURISM

The following transformative projects advance tourism in Downtown Lowville, Lewis County, and the larger region. They capitalize on Lowville’s existing assets – like its scenic beauty, its heritage, and its historic architecture – and create unique offerings that will draw visitors downtown and will promote Lowville as a destination for culture and recreation.

PROJECT METRICS

Total Investment:
\$1,106,000

DRI Funding:
\$897,000

Jobs Created:
4

Number of Projects: 3

8. Town Hall Theater Renovations
9. Lewis County Historical Society
10. Judge’s Quarters Bed & Breakfast



TOWN HALL THEATER RENOVATIONS



Location: 5428 Shady Avenue

Property Owner:
Patrick O'Brien

Project Sponsor:
Patrick O'Brien

Project Type: Tourism

Jobs Created: N/A

Cost Estimate: \$120,000

DRI Request: \$72,000

Description: This project involves restoring and upgrading the historic Town Hall Theater. Restoration efforts would focus on the first-floor exterior facade and would include replacing the colored glass panels. Interior upgrades would include new seating and updating the layout to accommodate ADA accessibility, as well as the installation of a stage in front of the existing screen. By providing a space for events like presentations, live acts, and music performances, this stage would enable the theater to expand its cultural and entertainment offerings – directly addressing a need identified in the 2018 Lewis County Survey of the Community.

LEWIS COUNTY HISTORICAL SOCIETY



Location: 7552 South State St.

Property Owner: Lewis County Historical Society

Project Sponsor: Lewis County Historical Society

Project Type: Tourism

Jobs Created: 1 to 2 FTE

Cost Estimate: \$736,000

DRI Request: \$700,000

Description: This project involves renovations to the Lewis County Historical Society, which operates out of the historic Lowville Masonic Temple – a 1928 brick and stone Colonial Revival building that is listed on the National Register of Historic Buildings. Renovations will include heritage-appropriate repairs, ADA accessibility modifications, and the installation of modern lighting, sound, and video technologies. These renovations will ensure the longevity of the historic structure and will allow for better promotion of heritage tourism – all in an effort to attract more visitors to Downtown Lowville.

JUDGE'S QUARTERS BED & BREAKFAST



Location: 7485 South State St.

Property Owner:
Timothy Widrick

Project Sponsor:
Timothy Widrick

Project Type: Tourism

Jobs Created: 2 FTE

Cost Estimate: \$250,000

DRI Request: \$125,000

Description: This project proposes an addition to the existing Judge's Quarters Bed & Breakfast building. The 900 square-foot, two-story addition would create two, new handicap accessible guest rooms to supplement the three current guest rooms, which are not accessible. This project would fulfill the need for additional downtown lodging and would cater to recreational tourists, as the facility is located next to the snowmobile trail system.

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QUALITY OF LIFE

The following transformative projects enhance quality of life in Lowville and promote downtown as a family-friendly and economically-viable place to live and work. These projects strengthen Lowville’s sense of place and improve amenities like housing, education, and the arts so that residents are proud to call Lowville home. They also diversify downtown’s array of healthcare and childcare services and enhance pedestrian safety in order to make Lowville more livable for existing residents and more attractive to potential residents and businesses.

PROJECT METRICS

Total Investment:
\$20,148,000

DRI Funding:
\$7,150,000

Jobs Created:
40

Number of Projects: 6

11. Residential Development
12. Hand in Hand Childcare Center
13. Double Play Community Center
14. Downtown Complete Streets
15. Bateman Apartments
16. Lowville Commons



RESIDENTIAL DEVELOPMENT



Location: 5463 Campbell St.

Property Owner:
VPJ Properties Inc.

Project Sponsor:
VPJ Properties Inc.

Project Type: Quality of Life

Jobs Created: N/A

Cost Estimate: \$4 million

DRI Request: \$1 million

Description: This project develops the 68-acre vacant lot at 5463 Campbell Street into a residential neighborhood with a mix of single-family and multi-family units. The development will include 3 buildings, each with 6 units, for a total of 18 units. It will be integrated with green space and walking trails throughout, and will also include the proposed Hand in Hand Childcare Center. Redeveloping this property will strengthen the neighborhoods along State Street and will provide additional housing options in Downtown Lowville.

Phase 1 of the project, to be funded with assistance from the DRI, will include the development of the multi-family portion of the site. Future phases of the project will build out the single-family portion of the site.

HAND IN HAND CHILDCARE CENTER



Hand in Hand's Existing Location

Location: 5463 Campbell St.

Property Owner:
VPJ Properties Inc.

Project Sponsor:
Hand in Hand Childcare

Project Type: Quality of Life

Jobs Created: 20 FTE

Cost Estimate: \$400,000

DRI Request: \$250,000

Description: This project creates an additional childcare center in Downtown Lowville to supplement Hand in Hand's existing location just outside the village. As the only childcare center in Lewis County, demand for Hand in Hand's services is high – the organization even has a wait list. In order to serve more families, Hand in Hand is looking to expand and to open a satellite location downtown. This facility would offer non-traditional hours and expanded services, such as hourly care and 24-hour services for hospital and other shift-work employees. The new facility will be located on the large, vacant parcel at 5463 Campbell Street and will complement the residential uses proposed for that site.

DOUBLE PLAY COMMUNITY CENTER



Location: 7653 Lanpher Street

Property Owner:
V.S. Virkler and Son Inc.

Project Sponsor: Double Play
Community Center

Project Type: Quality of Life

Jobs Created: 20 FTE

Cost Estimate: \$9,948,000

DRI Request: \$2,000,000

Description: This project provides a new home for the Double Play Community Center and enables this long-time community partner to consolidate its facilities into one location. Double Play is an important community resource providing access to health and wellness opportunities and serving children, adults, seniors, and lower-income individuals. This project involves the development of the Double Play Community Center on a vacant site nestled in a residential area of the village. The 2-story community center building will include a swimming pool, gymnasium, running track, and fitness center as well as classrooms and community rooms. Outdoor recreational facilities will include basketball and volleyball courts, a baseball and multi-use field, and walking/jogging trails.

DOWNTOWN COMPLETE STREETS



Location: Water Street, Shady Avenue, Trinity Avenue

Property Owner:
Village of Lowville

Project Sponsor:
Village of Lowville

Project Type: Quality of Life

Jobs Created: N/A

Cost Estimate: \$3.5 million

DRI Request: \$3 million

Description: This project implements “complete streets” techniques along Water Street, Shady Avenue, and Trinity Avenue in Downtown Lowville in order to enhance safety on these roadways and better connect them to Lowville’s main thoroughfare – State Street. Improvements will include: ADA compliant curbs, defined bikeways, strengthened pedestrian crosswalks, streetside amenities, pedestrian lighting, and wayfinding signage. These enhancements are intended to provide options for safe, multi-modal travel, improve accessibility, and better connect the proposed rail-with-trail to State Street.

BATEMAN APARTMENTS



Location: 7574 South State St.

Property Owner:
Conifer Bateman Associates

Project Sponsor:
Conifer Bateman Associates

Project Type: Quality of Life

Jobs Created: N/A

Cost Estimate: \$2,200,000

DRI Request: \$800,000

Description: This project redevelops the upper floors of the historic Bateman Hotel into 24 apartments. The project totals 13,258 square feet and creates 3 studios, 18 one-bedroom units, and 3 two-bedroom units, all of which will be affordable. The project will also include commercial upgrades to the existing storefronts on the ground floor, all of which are presently occupied. In addition to reinvigorating the Bateman Hotel, this project will also provide much-needed downtown housing.

The project sponsor is pursuing additional funding sources, including the Low Income Housing Tax Credit, to supplement DRI funds.

LOWVILLE COMMONS



Location: 7550 South State St.

Property Owner:
Village of Lowville

Project Sponsor:
Village of Lowville

Project Type: Quality of Life

Jobs Created: N/A

Cost Estimate: \$100,000

DRI Request: \$100,000

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

RECREATION

The following transformative projects leverage Lowville’s unique recreational offerings and four-season climate to promote downtown as a hub for year-round recreation. They create opportunities for both winter and summer and passive and active recreation, and cater to the area’s large community of snowmobilers and winter-sport tourists as well as to residents who want to walk their dog or ride their bike. These projects promote healthy activity and expand Lowville’s breadth of recreational offerings, contributing to quality of life and making Lowville an attractive place to live and visit.

PROJECT METRICS

Total Investment:
\$2,800,000

DRI Funding:
\$2,600,000

Jobs Created:
N/A

Number of Projects: 3

- 17. Rail-with-Trail Corridor
- 18. Downtown Trailhead
- 19. Veteran’s Park Improvements



RAIL-WITH-TRAIL CORRIDOR



Location: Rail corridor from Kraft-Heinz to the Fairgrounds

Property Owner: Mohawk, Adirondack + Northern Railroad

Project Sponsor: Lewis County

Project Type: Recreation

Jobs Created: N/A

Cost Estimate: \$1.1 million

DRI Request: \$1.1 million

Description: This project creates a trail corridor along inactive portions of the Mohawk, Adirondack, and Northern Railroad and the Lowville Beaver River Railroad. The corridor will feature multi-use, non-motorized trails along both sides of the rail line and will repurpose the existing ties to be used for rail bikes. This project effectively creates a regional tourism corridor by connecting local destinations, including the Lowville Depot and a farmer's market to be created along the trail, to destinations in nearby Carthage and Croghan. It also involves the restoration of the original Lowville Depot as well as the construction of a roundhouse and turntable to display a historic steam locomotive.

DOWNTOWN TRAILHEAD



Location: 5446 Stowe Street

Property Owner:
Francis G. Main

Project Sponsor: Lewis County
Development Corporation

Project Type: Recreation

Jobs Created: N/A

Cost Estimate: \$1.2 million

DRI Request: \$1 million

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

VETERAN'S PARK IMPROVEMENTS



Location: 5401–5407 Lowville Heights Road

Property Owner:
Village of Lowville

Project Sponsor:
Village of Lowville

Project Type: Recreation

Jobs Created: N/A

Cost Estimate: \$500,000

DRI Request: \$500,000

Description: In accordance with the community's desire for improved local recreation facilities, this project installs green infrastructure and upgrades play equipment at Veteran's Memorial Park. Green infrastructure features will include bioretention ponds, culvert day-lighting, porous pavement parking areas, and additional tree planting. New recreation facilities will include a splash pad, upgrades to existing play equipment, and an accessible walking trail.

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ADMINISTRATIVE CAPACITY

8





ADMINISTRATIVE CAPACITY

Describe the existing local administrative capacity to manage this planning and implementation initiative.

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

Community Partners: The Village of Lowville recognizes that local capacity is fundamental to the successful implementation and long-term success of DRI projects. In partnership with Lewis County, the Village of Lowville will locally administer the DRI grant program. As the County seat, Lowville has a significant advantage with County staff and resources being easily accessible.

Lewis County is committed to supporting the Village throughout the DRI planning process, project development, and project implementation. Lewis County's Planning Department partnered with the Village of Lowville to develop the Village's DRI application, and, if awarded DRI funding, the County will continue to provide staff time and resources to assist the Village in managing the DRI planning process and the implementation of public improvement and private projects.





Lewis County Court House

LETTERS OF SUPPORT

9





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



THE SENATE
STATE OF NEW YORK

ALBANY OFFICE:
ROOM 413
STATE CAPITOL
ALBANY NEW YORK 12247
(518) 455-3334
FAX (518) 426-6921

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

EMAIL ADDRESS:
griffo@nysenate.gov

May 30, 2019

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

Dear Mayor Beagle:

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Joseph A. Griffo". The signature is written in a cursive, flowing style.

Joseph A. Griffo
Senator





THE ASSEMBLY
STATE OF NEW YORK
ALBANY

2019-2021
January Session (2019) - present
MANUFACTURING & TRADE
COMMISSION
COMMITTEE
ON
MANUFACTURING
AND TRADE

SEN. DEMOCRAT
2019-2021

May 30th, 2019

To Whom It May Concern,

I am writing to express my full support for the application made by the Village of Lowville for New York State's Downtown Revitalization Initiative grant. I believe this will greatly enhance the community in a number of ways, summarized below, as well as provide added benefits to Lewis County and the surrounding region. I believe such growth to the community would provide economic benefits by adding to the tax base and creating jobs, along with the indirect advantages of bringing in outside dollars to their existing businesses. It will also spur further development from private investors looking to commit to a vibrant and healthy community.

The village's overall focus for its revitalization campaign is to improve the village's aesthetic and living experience for current and future residents to ensure regional employers based in the village can attract the trained and talented teams they need, now and over time. As a tight knit community I believe it is necessary to bring back the "downtown experience" that has been changing with each new generation. With Kraft Heinz, QubicaAMF and Neena Paper, three important regional manufacturers, within walking distance of downtown, and almost double the manufacturing jobs per capita of Jefferson and St. Lawrence counties at 17 per 1,000 people, and an aging workforce, it's time for the village to attract a new demographic.

With the grant, village leaders hope to encourage area youths to stay or return, attract new young people to the area and continue the village's economic development, building on the \$35 million that has recently been invested in the village's infrastructure. Some of the ideas that have been discussed have revolved around embracing tourism more, for example, by building a visitor center and creating recreational parking and a trailhead in the center of the village to encourage snowmobilers and ATV riders to use downtown's amenities more. Others have focused on improving housing and commercial space by removing dilapidated, unused buildings on State Street, replacing them with models more in line with downtown's aesthetic, featuring apartments on the top floors and retail space at ground level. The creation of a walking and bicycle trail along the railroad tracks from Stowe Street to Maple Ridge has also created much excitement.

In closing, I would like to reiterate my full support for the Village of Lowville and would greatly look forward to all of the positive changes ahead.

Sincerely,

New York State Assemblyman

District 117



OFFICE OF LEWIS COUNTY BOARD OF LEGISLATORS

7660 North State Street
Lowville, New York 13367
Telephone: (315) 376-5355
Fax: (315) 376-5445

Lawrence L. Dolhof
Chairman
larrydolhof@lewiscounty.ny.gov

Ryan Piche
County Manager
ryanpiche@lewiscounty.ny.gov

Teresa L. Clark
Clerk
terryclark@lewiscounty.ny.gov

May 30, 2019

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

RE: Village of Lowville Downtown Revitalization Initiative

Dear Mayor Beagle:

On behalf of the Lewis County Board of Legislators, this writing is to document our collective support of the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submitted to the Regional Economic Development Council.

The Board fully supports your efforts to spur economic development in the epicenter of our County. The worthwhile initiatives outlined in the application would entice pedestrian traffic and enhance business, while luring further downtown development. We certainly join your efforts to invigorate tourism, while expanding services for youth and seniors alike.

The Board of Legislators respects your visionary initiatives and urges favorable consideration for the Village of Lowville DRI application that would augment our concerted economic development efforts.

Very truly yours,

A handwritten signature in dark ink, appearing to read "L. Dolhof".

Lawrence Dolhof
Chairman of the Board



OFFICE OF LEWIS COUNTY RECREATION, FORESTRY & PARKS

7660 North State Street
Lowville, New York 13367
Telephone: (315) 376-5972
Fax: (315) 377-3137

Jacqueline Mahoney

Director

jackiemahoney@lewiscounty.ny.gov

May 29, 2019

Dear Sir or Madam,

I am writing to support the Village of Lowville's nomination for round 4 of the Department of State's Downtown Revitalization Initiative.

As you may know, Lewis County's outdoor recreation has an estimated economic impact of nearly \$160 million and the Village of Lowville is the geographical connector between the Tug Hill and Adirondack Regions. By developing this corridor and providing recreational amenities within the downtown area, the Village of Lowville will have the ability to cultivate both local and regional tourism wealth.

It is the hope of our local ATV & Snowmobile Clubs that the Village of Lowville is successful in its nomination for the Downtown Revitalization Initiative so that we can lay the foundation for tourism advancement.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jackie Mahoney".

Jacqueline Mahoney
Director



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

May 29th, 2019

North Country Regional
Economic Development Council

The Lewis County Historical Society – the North Country’s preeminent institution for historical preservation, educational programming and heritage tourism in Lewis County and its environs – writes to voice its full support for Lewis County and the Village of Lowville in their application for funding through the State’s Downtown Revitalization Initiative.

Lowville is home to the only National Historic Landmark building in Lewis County (and one of the few anywhere in northern New York) – the Franklin B. Hough House. At least seven other historic homes or sites in or around the Village’s downtown area are listed on the State and National Register of Historic Places, and there are upwards of three dozen other buildings or sites that should be. Indeed, the State has regularly recommended to us that a Historic District be created for Lowville’s downtown area in the near future.

Not surprising, the Historical Society is located in downtown Lowville. We own and operate out of the former Lowville Masonic Temple, a beautiful and imposing 1928 brick and stone Colonial Revival building listed on the National Register of Historic Places. We are an essential presence in the downtown

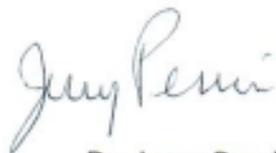
Lowville streetscape, and our building is a community treasure – but make no mistake, the Village of Lowville is in serious need of a downtown revitalization. And the application for funding through the Downtown Revitalization Initiative that is being made by the Village of Lowville and Lewis County, if granted, stands to work economic and cultural miracles for our little village.

Not only would the funding of this program greatly improve downtown Lowville's historic streetscape, but it would promote and stimulate heritage tourism in the area, provide an economic stimulus to the community and allow Village institutions to attract further investment. Perhaps as important, it would have a broad reach beyond the Village's borders, as well. For Lowville is quite unique among its north country neighbors in that it is truly the only real downtown in all of Lewis County. And we believe that no county in the State can well survive unless there is a strong central municipal core someplace – and in Lewis County, the only place is Lowville. And strengthening that core strengthens the County as a whole.

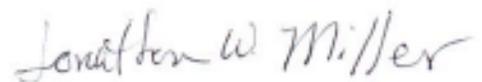
From the Society's point of view, granting the Downtown Revitalization Initiative application of the Village of Lowville and Lewis County would be major step in the right direction – and we strongly support doing so.

Thank you for taking the time to read our letter and hear our views.

Respectfully,



Dr. Jerry Perrin
Office Manager/Curator
Lewis County Historical Society



Jonathan W. Miller
President
Lewis County Historical Society

TOWN OF LOWVILLE

5533 BOSTWICK STREET
LOWVILLE, NEW YORK 13367-1234
NYS TDD (800)662-1220
VOICE: (315) 376-8070 FAX: (315) 376-3099
tolclerk@centralny.twcbc.com

Randall A. Schell
Supervisor

Gail A. Klosner, RMC
Town Clerk /Tax Collector

May 29, 2019

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

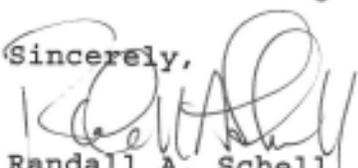
Dear Mayor Beagle;

At the Town of Lowville's monthly Board meeting held on May 16, 2019 the Board unanimously endorsed the Village's application for the Downtown Revitalization Initiative Grant Application.

Please know that the Town is ready to support the Village in its planning and implementation of the worthy projects cited. We recognize the extensive rehabilitation that the Village has done in the past few years in updating and improving the infrastructure and see this project as a logical next step in making the Village a vibrant and friendly place to live and work.

Do not hesitate to contact me with any efforts that the Town can assist the Village in making this project come to fruition.

Sincerely,


Randall A. Schell, Supervisor
Town of Lowville

LOWVILLE ACADEMY and CENTRAL SCHOOL

7668 NORTH STATE STREET
LOWVILLE, NEW YORK 13367-1328

Fax: 315-376-1933 Net: www.lowvilleacademy.org

SCOTT O. EXFORD
Middle School Principal
Telephone: 315-376-9010

PHILOMENA B. GOSS
Elementary School Principal
Telephone: 315-376-9006

CHERYL R. STECKLY
Superintendent of Schools
Telephone: 315-376-9600

BRIAN E. FINN
High School Principal
Telephone: 315-376-8016



May 30, 2019

To Whom It May Concern:

It is my pleasure to write this letter in support of the Lowville Downtown Revitalization Initiative grant. As the Superintendent of Schools at Lowville Academy, I have the privilege of working in this quaint and unique North Country community. As population rates decline across New York State, we understand how important it is for villages to be inviting and welcoming to families who are looking for a healthy environment in which to raise their children. As a school district, we believe we are a critical factor that parents consider when looking for a place to live, but we recognize we are part of a greater community that works together to create an outstanding quality of life for families. The Lowville Downtown Revitalization Initiative will have a significant impact on efforts to maintain and grow an atmosphere that is enriching and vibrant for all residents.

As a major employer in the region, our school district is continuously searching for highly qualified educators who will have a positive impact on the educational growth of children and also be active, contributing members in our community. Providing a setting that is attractive to young professionals is essential as we recruit and compete for these recent graduates. It is important to create an environment that welcomes individuals to the north country following the completion of their education. Our young people are one of our best resources and it is our desire to support a community that draws people home.

Being awarded the grant would have a major impact on the region's ability to assist in funding a large community center and child care center, both factors that could influence young families to settle in the area. Additionally, a rails-to-trails project would be very attractive to individuals who wish to become and/or remain active in a safe, inviting setting.

As a district, we are very pleased to support the efforts of the Lowville Downtown Revitalization Initiative as we believe strongly this would provide a significant, positive benefit to all of the students and families in our community. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Cheryl R. Steckly". The signature is written in a cursive, flowing style.

Cheryl R. Steckly
Superintendent of Schools

May 28, 2019

Mr. Ryan Piche
Lewis County Manager
7760 North State Street
Lowville, NY 13367

Re: DRI Grant – Downtown Lowville

Dear Mr. Piche:

Purcell Construction is excited to hear Downtown Lowville is pursuing DRI grant opportunities. As a Lewis County native and a current resident of the County, I am eager to see some New York State grant funds utilized in our community.

As you know, the CEO of our company has developed several commercial and residential projects in Jefferson County and has previously owned and operated commercial real estate and housing projects in Lewis County.

We are very interested in learning more about the Village of Lowville's goals for development in the Downtown. As your plans develop further, we would be glad to explore the feasibility of various commercial and residential development opportunities in the Village of Lowville.

We wish you success on your grant application.

Very truly yours,



Christina Schneider
Chief Financial Officer
tschneider@purcellconstruction.com
(315) 778-7686 (cell)
(315) 782-1050 (office)

THE
LUNDY GROUP

OF COMPANIES

11841 US Route 11, Watertown, NY 13601

Ph: 315-493-2493 Fax: 315-493-2004

www.mlundygroup.com

May 31, 2019

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

RE: Village of Lowville Downtown Revitalization Initiative

Dear Mayor Beagle:

On behalf of The Lundy Group of Companies, I am pleased to express my support for the Village of Lowville's 2019 Downtown Revitalization Initiative (DRI) application.

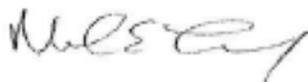
We are a second generation, 50 year old, Design/Build contractor and Real Estate developer specializing in commercial, community, and industrial facility development. We have been involved with the design and construction of well over 1 million square feet of these facilities in the North Country region and currently own and manage a \$25 million portfolio.

I have been involved with projects in Lewis County many times, and have always found the environment welcoming to investment and growth. With the expansion of regional manufacturing and recreational tourism, I believe downtown Lowville is prime for a renaissance!

I have spoken with County Manager, Ryan Piche, about the many exciting projects the community is exploring through this grant opportunity, and I am eager to continue those discussions, should the Village be awarded in this round.

We wish you the best of luck on your grant application, and I hope we will continue to explore investment opportunities together soon.

Very truly yours,



Michael E. Lundy, CEO
Lundy Group of Companies

Snow Belt Housing Company, Inc. Cheryl L. Shenkle-O'Neill, Executive Director
7500 South State Street * Lowville, NY 13367 (315) 376-2639 * (315) 376-2518 fax
NYS Relay Service No. – TTD 1-800-662-1220

May 30, 2019

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

RE: Village of Lowville Downtown Revitalization Initiative

Dear Mayor Beagle:

Snow Belt Housing Company, Inc. supports the Village of Lowville's Downtown Revitalization Initiative (DRI) grant application submitted to the Regional Economic Development Council. As you know, we have supported several housing and community development initiatives in the village, including two New York Main Street grants and a Community Development Block Grant which provided a total downtown investment of over \$1 million. Snow Belt also has an option to purchase the former public safety building and hopes to invest approximately \$2 million to develop this historic building into eight supportive housing units.

Lowville's DRI application will support these investments as well as integrating outdoor recreation opportunities with downtown placemaking to create a regional hub for snowmobiling, hiking, biking, hunting, and many other outdoor activities. As the State continues to invest in environmental preservation initiatives in the Adirondacks and Tug Hill Region, the creation of an urban core with shopping, dining, housing, and hospitality services will allow residents and visitors to take advantage of the recreational opportunities available in State protected lands.

I am confident the State will find competent partners in Lewis County and the Village of Lowville, and I am excited to see how this important investment will transform this wonderful community. Feel free to contact me if you need any additional assistance.

Sincerely,



Cheryl L. Shenkle-O'Neill
Executive Director



This institution is an equal opportunity provider and employer



QUBICA AMF

May 15, 2019

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

Dear Mayor Beagle

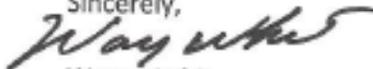
Qubica AMF is excited the Village of Lowville is participating in the NYS Regional Council Downtown Revitalization Initiative. The opportunity to bring this funding and state assistance to our community should be a high priority. Our facility has been located in the Village of Lowville for 60 years. We envision our future here in this community and look forward to working with the Village to enhance the economic environment.

The Qubica plant is located approximately one-half mile from Lowville's downtown corridor. Our operation has been in different locations during its history in the Village but has always been near the community center. It is unusual for manufacturing facilities to be in the middle of a village or city. Lowville is used to this integration and the cooperation between businesses and the municipal government has always been strong. Qubica AMF is the world's largest manufacturer of bowling pins. We are the leader in this industry because of the natural resources and dedicated workforce in Lewis County. The proximity to the village center is an asset for our business. Employees can easily get to the retail and commercial businesses in town during and after their work day and our company spends money locally for many of our day to day expenses.

In today's economy families seek quality communities with amenities and unique commercial opportunities. The DRI will provide Lowville the chance to significantly improve this type of environment in our small town. Through the DRI, Lowville can focus on creating new developments in recreation and housing and providing tools for small business growth. These efforts will benefit our business and the overall quality of life for our employees.

We look forward to the Village of Lowville moving forward with the Downtown Revitalization Initiative application. If there is anything specific that Qubica AMF can assist with, please do not hesitate to contact me.

Sincerely,



Wayne White
SVP & GM Pins

