

BASIC INFORMATION

Regional Economic Development Council: Mid-Hudson REDC
Municipality Name: Village of New Paltz & Town of New Paltz
Downtown Name: Downtown New Paltz
County Name: Ulster County
Applicant Contact: Tim Rogers, Mayor of the Village of New Paltz
Applicant Email Addresses: mayor@villageofnewpaltz.org; ter208@gmail.com

Q: HOW TO SUPPORT NEW PALTZ?

A: ENGINEERING, CHILDCARE, and TRAILS

VISION FOR DOWNTOWN

We will re-energize and reinvigorate our position as one of the State's most dynamic villages by combining strategic investment in New Paltz's downtown core, SUNY New Paltz's innovative programming, and the new Empire State Trail intersecting our village. The Village of New Paltz is poised to become the Mid-Hudson REDC's first-ever village to receive the \$10 million Downtown Revitalization Initiative award.

We have identified a simple yet transformative plan anchored by a public-private partnership involving software engineering firm SAMSix on Plattekill Avenue, centrally located in the Village of New Paltz. Using properties owned by the Village and SAMSix, we see an opportunity to develop a world-class **TOURISM & ENGINEERING HUB** to benefit local residents, visitors, and the regional economy by expanding 1) the number of high-paying engineering jobs in New Paltz; 2) the New Paltz Child Care center ; 3) downtown parking; and 4) green infrastructure features to protect the Walkkill River. Having thus identified **ENGINEERING, CHILDCARE, and TRAILS** as our community's foundational blocks, we are excited to make them the focus of New Paltz's 2019 Downtown Revitalization Initiative (DRI) application.

New Paltz has reached an exciting crossroad. For decades, we have been a fairly typical upstate New York college town. However, there is increased interest in our community from people moving here for second homes or visiting for the weekend because of our proximity to the NYC metro area. Appreciation of our uniquely beautiful outdoor recreation assets is not new; but the magnitude of the attention is. Folks used to visit just a couple weekends per year in the fall for pumpkins and apple cider donuts, but we've seen a noted increase of visitors and people who now call New Paltz their second home. It feels special living in a place where so many want to visit, but we need to figure out how to absorb the newfound popularity of New Paltz as a weekend and vacation destination while maintaining quality of life and governmental responsiveness to year round residents.

It's an exciting challenge to responsibly manage this intense interest in our community. As a village, rather than a city, we receive almost none of the sales tax revenue that our enterprising local economy generates. This leaves us with a limited budget to put toward fulfilling our role as host and figuring out how to accommodate additional visitors, while keeping New Paltz affordable for residents of all ages and varied lifestyles. Our uniqueness — epitomized by a walkable Main Street with locally owned businesses topped off with a quirky college town sensibility — is largely responsible for generating interest in New Paltz. We have already demonstrated and are committed to mindful planning and careful management, because without it we could forfeit an opportunity to both preserve, and grow, our unique community.

Even as we are excited about future opportunities, we are also mindful of the impact of new projects on our community character. New Paltz is blessed with many unique and valuable attributes. Blending these does not happen automatically. As local leaders, we are tasked with balancing and integrating the different needs and rhythms of stakeholders who live or visit because New Paltz:

- 1) is an animated college downtown with a walkable Main Street and locally owned businesses
- 2) offers world-class outdoor recreation and trails that attract regional and international visitors
- 3) is one of New York State's top public colleges
- 4) has a vibrant and engaged local full-time community

Though our vibrant community is grateful for the public and private investments we have already benefited from, we are at an inflection point. We need to leverage, but also protect, prior initiatives and investments.

New Paltz is already known for being an amazing place to live, work, and play. Throughout New Paltz's rich history we have been ahead of the curve, as innovative pioneers culturally, educationally, politically, socially, and more recently, technologically. We want to be a cutting-edge model for 21st-century New York State living; socially responsible, with a focus on equity, while proactively responding to climate change through green-minded development. We have protected and enhanced open spaces. We seek a desirable quality of life for residents with access to affordable housing and a local job market offering wide-ranging livelihoods that align and benefit from our college town setting. Our goal is for a New Paltz to maximize its potential while remaining a cherished, beloved, and attractive destination for residents and visitors alike.

JUSTIFICATION

New offerings like the Empire State Trail, River-to-Ridge trail, and the Town and Village of New Paltz co-owned Mill Brook Preserve combined with investments in our existing world-class assets like Minnewaska State Park, the Mohonk Preserve, the Mohonk Mountain House, and the Wallkill Valley Rail Trail make New Paltz a powerful magnet.

We have applied to the DRI annually for the last three years, and learned from past DRI awardees in our region (Middletown, Kingston, and New Rochelle) as well as other villages and cities across New York State. We believe this year's proposal is our strongest yet; it presents a unique opportunity for the MH-REDC to have a transformative impact on our dynamic village that embodies the State's core strengths: education, local business, and tourism.

Our region cannot afford to pass up this opportunity. New Paltz's unique character and ability to generate sales tax for New York State and Ulster County could be compromised. We need to improve stressed-out infrastructure and mitigate congestion so locals and visitors do not become frustrated, or feel unsafe, whether they are walking, on bikes, or in vehicles. We need more tools and resources to protect our community's unique character and balance growth and change so young professionals, new families, visitors, longtime residents, and SUNY New Paltz students all feel welcome.

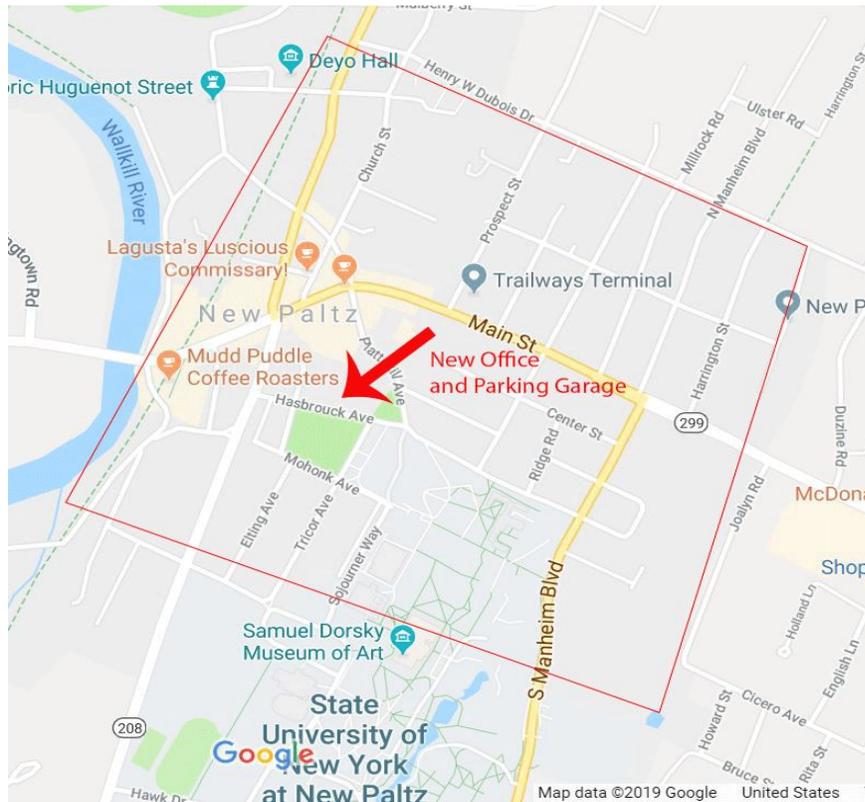
Affordability and downtown congestion on Main Street have become our new headwinds. Local officials regularly hear from concerned residents and businesses about the cost of living, traffic, bike-ped safety, and parking. Even though many in our region have not yet experienced how truly stunning it is to be out on the new River-to-Ridge trail or trek the Empire State Trail, we are starting to see what long-term changes to New Paltz could look like. And we may not have even scratched the surface of affordability or congestion issues that potentially could lead to new unintended consequences.

The transformative application for DRI funds — leveraged in conjunction with local investment — will allow the Village of New Paltz to realize its full potential with more adequate parking, new high-paying local jobs, improved green infrastructure to protect the Wallkill River, a tributary of the Hudson River, and improved access to and connectivity amongst our amazing new and existing trail systems.

In fact, we believe so strongly in New Paltz and the strength of our potential — in the form of this proposal — that we assert that it would be extremely difficult, if not impossible, for any other village or city in the Mid-Hudson region as DRI recipients to generate more sales and income tax and job growth than New Paltz.

DOWNTOWN IDENTIFICATION

1) Boundaries of the proposed DRI area.



New Paltz DRI Area: roughly bound by Wallkill Valley Rail Trail to the west, Henry W. Dubois Drive to the north, Southside Avenue, and the New Paltz Middle School to the east

2) Past investment, future investment potential.

Our DRI proposal has identified three different initiatives (ENGINEERING, CHILDCARE, and TRAILS) where there have been important public and private investments. Each are poised to be leveraged further and would greatly benefit from a 2019 DRI award. Below are summaries of their origins and potential.

ENGINEERING New Paltz’s multi-decade engineering history including SUNY New Paltz and the privately-held software engineering firm SAMsix is fascinating. We have highlighted three noteworthy developments: Governor Mario Cuomo’s role in seeding SUNY New Paltz’s School of Engineering, Governor Andrew Coumo’s funding of new engineering facilities, and the launch and success of SAMsix in New Paltz.

1. (Early 1980’s) Governor Mario Cuomo’s role seeding SUNY New Paltz’s school of engineering during its controversial inception

SUNY New Paltz’s VP for Enrollment Management, David Eaton, has documented the engineering program’s controversial start and then Governor Mario Cuomo’s role in its eventual inception. Eaton’s research identified numerous instances over decades dating back to the 1960’s showing that there was private and educational sector demand and support for establishment of an undergraduate electrical engineering program at New Paltz. The region had the industrial base and SUNY New Paltz had excellent physics, math, and computer science departments. Eaton provided various details citing original studies and discussions including:

- In 1980 and 1981 there were meetings about establishing cooperative programs with the CUNY and SUNY Stony Brook, two institutions with degree programs in electrical engineering.

- In 1982, the SUNY Trustees adopted a report which reflected that even though approximately 11.5% of the State’s engineers were employed in the Mid-Hudson Region, "no college, public or private, within a seventy-mile radius...has an engineering program."
- A 1982 State Education Department (SED) study predicted a shortage of graduates in electrical engineering. Its findings indicated that only 70,000 new graduates would be available through 1985 but "the electronics industry itself could hire 'nearly 200,000', not taking into account public utilities or defense industries."

But there was very little support from the association representing accredited engineering programs in the State was “opposed to the establishment of any additional engineering programs.” Additionally, the private colleges from across the state — potential competitors, — all expressed opposition.

Even the State Department of Education (SED) responded by encouraging the SUNY Chancellor to withdraw the proposal to create a four-year engineering program at SUNY New Paltz and then subsequently rejected the New Paltz proposal, which was reported on in The New York Times in November 1983. The negative response prompted many area businesses (e.g., IBM, Key Bank, Central Hudson) and the Mid-Hudson region’s legislative leaders to actively lobby in support of the proposal to add engineering at New Paltz.



SUNY New Paltz President Dr. Alice Chandler and Governor Mario Cuomo

Governor Mario Cuomo was also an outspoken supporter of adding engineering at New Paltz but was unsuccessful at getting the SED to reconsider. So in response, the Governor’s January 1984 Executive Budget allocated \$400,000 for start-up costs for “the unauthorized New Paltz engineering program” which was also subsequently passed by the State Legislature in March 1984. This promoted a great deal of debate but fortunately the SED’s Board of Regents passed the plan for engineering at New Paltz -- even through the margin was close -- with 8 yes, 6 no, and 1 abstention in May 1984.

There were 374 undergraduates majoring in engineering in the spring 2019 semester, nearly double the 194 just six years ago in the fall of 2013. Our community here in New Paltz owes a great deal of gratitude to supporters of the engineering school from the early 1980’s, especially Governor Mario Cuomo. SUNY New Paltz’s trajectory, where engineering has now become one of the school’s top programs, could have been entirely different.

2. (2104- 2019) Governor Andrew Cuomo’s grant award of \$10 million for construction of the new SUNY engineering building

Like his father, Governor Andrew Cuomo has been a strong supporter of SUNY New Paltz’s engineering program. In September 2014, Governor Andrew Cuomo announced a \$10 million award to build the Engineering Innovation Hub at SUNY New Paltz as part of his NYSUNY 2020 Challenge Grant Program. Construction of the new 20,000 square foot engineering building is nearly complete and is expected to “generate \$75 million in new economic impact, create more than 195 full time jobs, and graduate 300 much needed engineers over a ten year period in the Mid-Hudson region alone.”



Governor Andrew Cuomo announces support for SUNY New Paltz’s Engineering Innovation Hub

3. (2014 - present) Steve McMaster's SAMsix launch in New Paltz

Software engineering firm SAMsix was founded in 2000 by Steve McMaster. With a handful of satellite locations across the U.S., McMaster was eager to expand and consolidate his business and he found an ideal community for it in downtown New Paltz in 2014. He provides three reasons: 1) SUNY New Paltz, 2) quality of life and proximity to outdoor recreation, and 3) access to NYC. Additionally, he had some early encouraging conversations with math and engineering faculty from SUNY New Paltz about campus collaborations. His staff currently includes about 35 full- and part- time individuals having grown from three on New Paltz's North Front Street in 2014. Since 2014, revenues have grown by approximately 30% annually. ARCOS, the name on the building that Steve McMaster owns at 15 Plattekill Ave, New Paltz, has been an investor in SAMsix since August 2016.

SAMsix has provided internships for SUNY New Paltz and approximately one third of its current staff are SUNY New Paltz alumni. Remarkably, there has never been a formal relationship between SUNY New Paltz and SAMsix.

SAMsix has been growing at an accelerated pace, recently adding approximately 2.5 new staff per month, but they are running out of office space. McMaster forecasts that he could hire 30 to 60 additional employees— with starting salaries ranging from \$60,000 to \$120,000 with health insurance and 401k benefits — during the next few years, but only with additional office space.

SAMsix specializes in technology that provides rapid and automated resource response to emergency events. Their damage assessment tools are used to quickly assess the scale of damage to electric, gas and water distribution infrastructure as well as transport hubs, roads, and buildings. Their systems are used by major utility companies throughout North America, as well as leading manufacturing companies and international airlines, such as Delta. They are used every day to organize logistics and allocate work to 80,000 pilots, ground crew and staff at Delta Airlines worldwide. SAMsix technology assisted the fighting of wild fires across a thousand miles of West Coast USA. They also expedited the restoration of electricity to 4.8 million people affected by Hurricane Irma.

Given the history of the struggle to make it happen, it is astonishing that today there is a thriving engineering school at SUNY New Paltz. SAMsix would have never chosen to relocate and grow its business here without SUNY New Paltz's engineering school. New Paltz is destined to become the Mid-Hudson region's **ENGINEERING HUB**. A DRI award to assist with SAMsix's expansion would further support New Paltz's journey.

CHILD CARE

There is a critical lack of child care in the Town and Village of New Paltz. New Paltz is not unique. Over 60% of New Yorkers live in "childcare deserts." In a recent survey conducted by the Benjamin Center at SUNY New Paltz, 89% of Mid-Hudson residents said that safe, reliable, and affordable child care was important for community well-being, but a majority (53%) said that their communities were doing only fair or poor in providing it.

Fortunately, for the past 20 years, the New Paltz Child Care Center (NPCCC) has provided this essential service for many of our working families. NPCCC is currently located on the Duzine elementary school property. The school district leases property to the Town and the Town leases modular buildings to the non-profit NPCCC.

The NPCCC, New Paltz Central School District, and Town government have invested a great deal of time, consideration, and care working collaboratively per the provisions of §95 of General Municipal Law, which expressly permits towns to establish programs for the purpose of coordinating and supplementing the activities of public and private agencies devoted to the welfare of the local government's youth. NPCCC has and continues to be a highly-valuable community asset.

New Paltz's poverty rate is 16%: about 1,800 households. The center was created to meet an urgent need of the community, serving children as young as six weeks old, at a low cost to families, as well as accepting Department of Social Security payments. The NPCCC works closely with families under financial stress and allows for flexibility by creating payment plans when necessary. NPCCC is also able to keep caregiver ratios lower than NYS requirements which allows enrollment of children with special needs.

Currently, the NPCCC provides services for twenty children, fourteen of whom are infants and toddlers. Since our school district does not provide a Universal Pre-K program, the NPCCC fills the need for a high-quality preschool education that is

otherwise unavailable, and graduates of the program head to kindergarten with a rich educational foundation, prepared to make a smooth transition.

The current shortage of day care for children is a significant challenge to New Paltz residents and is a direct limitation to expanding economic opportunities in the region. The NPCCC currently employs six full-time employees. Many staff members have been employed by the center for five or more years and are also working parents that rely on the center as their main source of income. The NPCCC is a learning center, not just for the children, but also for those employees who are young adults just entering their collegiate journey towards becoming educators. The NPCCC also provides interactive student participation and observation to education students from local colleges including SUNY New Paltz.

However, our current leadership in the Town has been forced to make tough financial decisions and is often challenged by detractors arguing that our town government should not be in the child care business. During the most recent round of budget discussions, one naysaying councilman suggested the demolition of the center as a cost-cutting measure. This option was heartily rejected by other members who see the tremendous value that the center contributes to our community. The school district has directly asserted that it “cannot enter into a lease with any entity other than the owner of the building, the Town of New Paltz,” limiting the center from undertaking major repairs on a building they do not own.



New Paltz Child Care center is currently located on Duzine elementary school property in leased modular buildings

In October of 2018, the Town Board worked with a local contractor to provide prevailing wage estimates totaling \$96,000 to repair the modular structure. The costs were as follows: rebuild the entry porch: \$18,900; replace two north egress doors: \$3,700; new roof: \$58,900; and eliminate a structure that physically connects the center to the Duzine School: \$14,500.

It would be far more economical to move the center into our proposed DRI core rather than attempt to repair what is generally intended to be an impermanent structure. Eliminating the school district from this equation would result in a more streamlined process for regular maintenance of a new facility. In addition, new employees culminating from the previously detailed potential job growth at SAMsix, need additional day care services. We have worked diligently to preserve this non-profit for many years and the center will greatly benefit from a new ownership arrangement as well as updated and expanded facilities.

TRAILS

The recent developments in accessible outdoor recreation opportunities that promote healthy lifestyles and ecologically sound transportation alternatives have been complex collaborations between local, county, state, and federal governments, nonprofit organizations, and private investors. In the past ten years, a recorded minimum of \$250 million has been invested in the creation or expansion of the following trail systems that all connect to New Paltz and the surrounding region:

THE WALLKILL VALLEY RAIL TRAIL

In 2009 an additional twelve miles of trail north of New Paltz was acquired by the Wallkill Valley Land Trust (WVLT) and in 2013 the full 24 miles of trail opened to the public. Making the new section of trail accessible required the restoration of the Rosendale Trestle. The WVLT raised \$1.5 million for the restoration in a campaign supported by the Open Space

Institute. The funds were comprised of private donations and grants from the NYS Office of Parks and Recreation, the Samuel Freeman Trust, the Rondout Esopus Land Conservancy, and several church communities.

TOWN & VILLAGE of NEW PALTZ CO-OWNED MILL BROOK PRESERVE (MBP)

A nature preserve and wetland in the heart of New Paltz, the MBP is walking-distance from Main Street and consists of trails that are currently being improved with grant funding through the NYS Office of Parks, Recreation and Historic Preservation and the Hudson River Valley Greenway. Preservation of this land has been funded by the local municipalities, private investors, and state and nonprofit grants.

WALKWAY OVER THE HUDSON

Connecting the Hudson Valley Rail Trail in Highland to the Dutchess Rail Trail in Poughkeepsie, the Walkway was reopened in 2009 as a pedestrian walkway. The New York State Bridge Authority owns and is charged with maintaining the bridge structure, while the park is operated by the New York State Office of Parks, Recreation and Historic Preservation. The walkway was made possible by a non-profit organization called Walkway Over the Hudson, which amassed a total of \$38.8 million in funds through a public-private partnership involving the State of New York, the federal government, neighboring municipalities, private corporations, and other not for profit groups.

THE RIVER to RIDGE TRAIL

Created in partnership between the Open Space Institute and Mohonk Preserve with the support of the Butler Conservation Fund, the trail is a scenic and recreational off-road loop. It meanders through farm fields and over gently rolling hills, connecting New Paltz directly to the Shawangunk Ridge and 90 miles of recreational carriage roads and trails at the Mohonk Preserve and Minnewaska State Park Preserve; the Wallkill Valley Rail Trail; and the future Empire State Trail.

THE EMPIRE STATE TRAIL (EST)

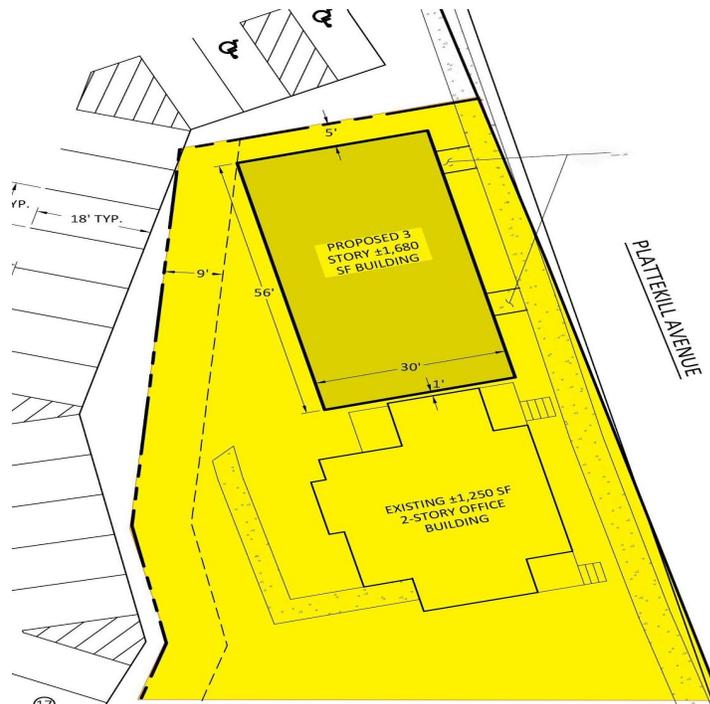
In January of 2017, Governor Andrew Cuomo announced his \$200 million plan to complete, by the end of 2020, a continuous 750-mile route spanning the state from New York City to Canada and Buffalo to Albany, creating the longest multi-use state trail in the nation. Approximately 400 miles of the Trail already existed in discrete, disconnected segments, but the plan calls for 350 miles of gap-filling trails to be completed. In New Paltz, the EST connects all of these trail systems: The Wallkill Valley Rail Trail to the Walkway Over the Hudson, as well as The River to Ridge trail and the Mill Brook Preserve.

These collaboratively constructed trails have been supported by organizations and investors that demonstrate a local and state-wide, public and private commitment to protecting open space, creating more opportunities to connect with nature, and promoting public and environmental health through transportation alternatives. These organizations and agencies have a proven ability to collaborate with local municipalities on trail expansion projects, which are also major economic drivers for increasing tourism in the region, and a DRI award will greatly aid in the continuation of these efforts.

3) Recent or impending job growth.

Over the next 1 to 3 years, Steve McMaster's SAMSix has explained he would like to hire 30 to 60 new full-time engineers with base salaries between \$60,000 and \$120,000 plus health insurance and 401k benefits. This plan requires expansion of their operations at 15 Plattekill Avenue by constructing a new 5,000 square foot office building next to their existing building. This building is permitted as-of-right, and its total development cost is estimated to be less than \$1 million. Last year, the Village sold 1,800 square feet of its adjoining municipal parking lot for \$25,000 to SAMSix to help move this plan forward.

SAMSix is a national leader in real-time resource management software in the U.S., providing service to the top 25 electric utility companies in the country, airlines, and manufacturers. The company is also a substantial employer of New Paltz residents, including many recent graduates of SUNY New Paltz. This expansion will allow even more residents to live where they work and also generate an additional need for vehicle parking.



Proposed SAMsix office expansion

DIRECT AND INDIRECT EMPLOYMENT GROWTH

Construction jobs for the projects described herein total to an estimated 250, likely more, over the next two to three years. There will be 450 permanent jobs with the full buildout of various projects, including the new office building and parking garage. These new jobs will be comprised of a diverse mix of service, professional, technical, management, and administrative positions.

BACKGROUND GROWTH

Downtown New Paltz is attracting employers locally and nationally. In addition to SAMsix’s creation of new jobs and hiring of SUNY NP graduates, Alfandre Architecture, a regional firm, recently constructed its new headquarters on Main Street with a LEED Platinum, net-zero energy office building that is also home to engineering and energy-related professional services firms. The new parking garage will allow for parking to be removed from crowded Main Street, allowing for increased retail food traffic and sales taxes.

Another example from just last year, is the approximately \$750,000 that was invested in the New Paltz’s new downtown black box theater called the Denizen. It was estimated that \$450,000 to \$500,000 was dedicated to labor costs. Correspondingly, the new theater has created a wide array of new jobs: sound and lighting staff, scenery and set designers and builders, costume design, stage management, direction, actors, support staff, and interns from both the college and high school.

SUNY & TECH GROWTH

Induced growth driven by SUNY New Paltz is expected to be significant. A thriving 3D-printing/digital design and fabrication/additive technology initiative is being successfully advanced by SUNY New Paltz in collaboration with faculty and students majoring in Fine and Performing Arts, Science, and Engineering. Through private grants, funding from the State and the MH-REDC, the college established the first-in-the-nation “MakerBot Innovation Center.” Over three years, SUNY New Paltz has offered Digital Design and Fabrication curriculum, formed partnerships with two leading manufacturers of industry-grade 3D printing equipment, established high-end equipment at the campus’ Hudson Valley Advanced Manufacturing Center, and collaborated with 150 businesses and entrepreneurs involved in 3D design, prototyping, and fabrication. This growth will be enhanced further once the college’s Engineering Innovation Hub opens this fall. This new

building received funding under Governor Cuomo's NYSUNY 2020 Challenge Grant. A DRI award will continue to propel the growth we have witnessed by establishing new spaces for more public-private innovation and job creation.

4) Attractiveness of physical environment.

The New Paltz downtown is a central corridor for eco-tourism, SUNY New Paltz, and local commerce. Due to these popular



local amenities and the confluence of major transportation infrastructure (Interstate 87 and State Route 299, "Main Street") our downtown regularly experiences traffic congestion and a chronic lack of parking. These two conditions are compounded by the traffic created by vehicles constantly circling the downtown area looking for parking. The proposed parking structure would not only offset the lack of adequate parking, but will direct locals and visitors alike to a central location to leave their vehicles. This encourages more walking which also supports our locally-owned Main Street businesses.

To alleviate additional demand for parking created by the new office building and subsequent high-paying local jobs, SAMsix and the Village plan to build a new 2-story, 170-car parking garage via a public-private partnership. As currently envisioned, SAMsix will

support the Village by having a portion of the parking garage on land currently owned by SAMsix. This new garage would potentially allow the Village to remove some of the parking meters from Main Street, allowing for an even more walkable, pedestrian-friendly corridor.

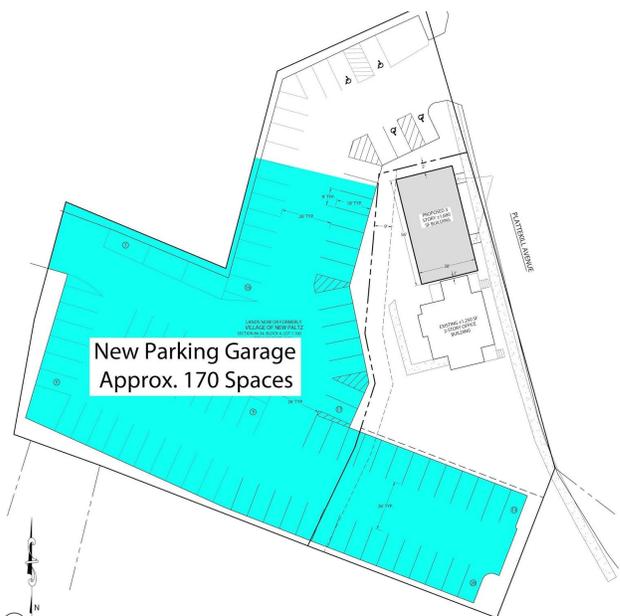
Proposed new 2-story parking garage

[It is especially noteworthy to mention that this section of our lower Main Street is part of the Empire State Trail's pedestrian path.](#)

The parking garage will be owned and maintained by the Village, with 75 spaces reserved to accommodate SAMsix's business Monday through Friday during business hours. On weekends and evenings, when vehicle congestion in New Paltz is typically greatest, the entire parking facility will be available to the public.

GREEN INFRASTRUCTURE and OUR DEC CONSENT ORDER for SEWER

With DRI funding, these projects could also be reimagined and repurposed with green infrastructure features. This would be extremely valuable for more responsible handling of stormwater. Stormwater volumes put a great deal of pressure on our sanitary sewer's conveyance system. Despite our replacement of many sewer mains using Community Development Block Grant (CDBG) assistance over the last several years, we still have many sections of several decades old, failing sewer mains serving downtown. Cracked and broken sanitary sewer mains become overwhelmed with stormwater which, at times, leads to raw sewage being discharged from manhole covers in our Village.



New Paltz's DEC consent order was first issued in 2003 — and then reissued in 2014 — for overflowing manholes that discharged raw sewage on to our streets during rain events. In response, the Village has applied annually to the CDBG program for assistance to repair sections of our sewer system that were prone to being inundated by stormwater. We need considerable funding to do the repair work required to lift our DEC Consent Order. The Wallkill River's water quality is sure to benefit from greener infrastructure for stormwater so that our sewer plant does not have to treat an increased volume during rains.

If awarded, the Village is committed and positioned to move this project forward quickly. We are confident the initiative will have widespread public support as the new parking and green infrastructure will be visibly and concretely beneficial in relatively short order.

New Paltz's plan aims to make downtown a dominant feature of the region by enhancing it as a center for commercial, governmental, and cultural activities. Other goals aim to protect and enhance the drawing power of commercial and historic areas, ease traffic congestion and offer more parking without spoiling physical and visual amenities. The prospect of DRI funding excites us about the opportunities we will have to accommodate a growing residential population of young professionals, families, college students, and retirees seeking to wean themselves from auto-dependent lifestyles while advancing community sustainability and resiliency consistent with the Mid-Hudson Regional Sustainability Plan.

5) Quality of Life policies.

New Paltz has focused on supporting and enhancing downtown living and quality of life via increased access to existing recreation and green infrastructure. Be it in the form of legislation, policy, or projects, New Paltz's local governments have demonstrated their commitment to improving residents' quality of life.

HOUSING

As a SUNY host community, it is not surprising that seven in ten Village residents are tenants and as such there is considerable focus on keeping homes safe, as well as efforts to keep housing costs low given the pressures on the local housing market. Village law requires rental registration that triggers annual safety and fire inspections. Both municipalities have passed security deposit return laws that are tighter than State regulations, and together our governments are exploring ways to have stronger tenant protections. Bimonthly landlord-tenant relations meetings are held on the SUNY New Paltz campus.

Both governments have asked Albany leadership to expand the option of rent stabilization to Hudson Valley counties. The Village is the only local government in the State with an affordable housing law that requires developments of 10 units or more provide 10% affordable units and the Town is actively working to expand this type of inclusionary zoning beyond the Village.

LAND USE AND ZONING

Over the past several years, the Village has rezoned Rte. 32 North to be mixed use: a neighborhood defined by a mix of residential, retail, service, professional, civic and cultural uses and which encourages travel by walking, bicycle while encouraging mass transit and reducing automobile trips. The Pace Land Use Center uses the zone as a best practice example in the State. The first project in the zone, Zero Place, an energy-efficient, four-story structure that will include 10% affordable units, is under construction and is set to open in 2020. The Village Board is currently reviewing floating district zoning to incentivise more affordable housing as well as green building components. A joint master plan committee led by the deputy mayor and former planning board chair, both trained at the Pace Land Use Center, are conducting robust community engagement to inform a future joint master plan.

There is considerable capacity when it comes to land use decision making. Each municipality has a planning board, a historic preservation commission, and an environmental board, and the Village also has a shade tree commission. We also have several joint committees: bicycle-pedestrian, transportation implementation, public access, and community improvement. These all-volunteer bodies are equipped to help support and guide the type of growth our community favors and needs.

MULTI-MODAL TRANSPORTATION

Safe walkability is a priority for New Paltz leaders and residents: over the past several years the Village has garnered grants for sidewalk improvements and the addition of needed crosswalks. The Village Board has made it a priority to get sidewalks shoveled quickly after snowstorms so that residents can live, work, and play safely despite the weather.

A county-led replacement of the Carmine Liberta Bridge over the Wallkill River — that also included a gorgeous overlook — has already improved the connection between Main Street and the Shawangunk Ridge’s adjacent open space and outdoor recreation environments.

RECREATION

In addition to the investment in the bridge, the new River to Ridge trail connects the Village core to the beautiful Shawangunk Ridge as well as the Empire Trail that winds its way through New Paltz. The Village leased 15 acres to Open Space Institute at no cost for the River to Ridge Trail for parking and the trail’s first mile and its trailhead.

The Village is also in the process of upgrading the very popular Hasbrouck Park playground, a central meeting place and resource for parents near and far. The Town and Village already have a joint recreation plan with agreed upon priorities. Both municipalities purposefully have material recreation fees for developments to ensure adequate investment is made in new recreation for the increased demand.

PUBLIC SAFETY AND EMERGENCY PREPAREDNESS

New Paltz has a current emergency preparedness plan and an emergency management team that includes Village and Town leadership as well as: Town Highway Department, Village Department of Public Works, Fire Department, Police Department, Rescue Squad, SUNY New Paltz, New Paltz Central School District, and the New York State Police. The committee meets quarterly and regularly has simulations to prepare for emergency events.

INTERGOVERNMENTAL COOPERATION

The Town has for several years needed to have their offices in temporary structures and our local governments have committed to finding a relocated space that could centrally be a home to both Town and Village offices. This will improve our efficiency and effectiveness, as well as be more accessible to residents who are often confused about where they need to go when it comes to their local governments.

Another recent intergovernmental success story is our move to a single hauler waste management contract. A multi-year project that culminated in 2018 that transitioned our community from one that had many trash haulers criss-crossing our streets every day to a system whereby one company now provides this service. The improvements are plenty: less noise and pollution and impacts on our roads from too many trucks, less negative environmental impacts (including a great recycling system), and reduced costs whereby the average savings was about \$150 per year per household (the equivalent of a 10% village tax reduction).

COLLEGE COLLABORATION

With sustaining and improving our vibrant downtown in mind, the Town and Village actively collaborate with our anchor institution, SUNY New Paltz. A Town-Gown Committee meets monthly with representatives of the college, the school district, the local governments, the Chamber of Commerce, and emergency services.

We are already planning, zoning, and building with these expectations in mind. We are guided by climate-smart, complete streets, transit-oriented, and smart growth principles, are improving our public and civic spaces, enhancing sidewalks, adding bike paths, parking, and public restrooms, and facilitating public transit systems so we can better distribute transport and reduce congestion. We are investing in bike and pedestrian safety, nurturing the use of farms and agricultural land and access to local/regional food, protecting critical habitat and open space, upgrading water and sewer lines and treatment systems, and seeking more reliable, local, quality water sources. These efforts, combined with cultivating new and compatible businesses, will serve not only the needs of New Paltz but also our region as a whole.

6) Public support.

New Paltz’s DRI program will be jointly led by Village Mayor Tim Rogers, Town Supervisor Neil Bettez, and Steve McMaster from SAMsix; and in cooperation with SUNY New Paltz. Local leaders and our community have repeatedly articulated the need for smart density in our core so we can afford to protect open space. Recent planning examples include the Village

Board's rezoning of our Neighborhood Business Residential (NBR) district and the Town's work on rezoning its Gateway district.

We anticipate wholehearted and enthusiastic support from our community, since the projects in this proposal work toward improvements taxpayers and businesses have been discussing that they need for many years. As we selected projects for this proposal, we wanted to ensure each will be championed and valued by as many residents and stakeholders as possible. This type of broad support should help streamline the review and construction processes. This truly matters when one considers what "shovel ready" really means for municipal projects.

There is a positive public perception about New Paltz local government and its recent track record. The Town and Village have worked collaboratively on many large capital projects including Moriello Pool's liner, a new fire station, a state of the art water filtration plant upgrade, updated SUNY New Paltz and Town District water meters, a bike path for Henry W. DuBois on the Empire State Trail, and LED streetlights. Citizens and property owners appreciate the inclusiveness and spirit of partnership our Town and Village Boards have emphasized during the last four years.

This spring, the Village and Town Boards unanimously passed resolutions supporting our DRI application and its projects discussed herein. Numerous regional groups who have worked closely with New Paltz on various initiatives during the last few years have also expressed support of our DRI application. These include the Butler Conservation Fund, Open Space Institute, Walkkill Valley Land Trust, Mohonk Preserve, Mohonk Mountain House, as well as the Ulster County government and our new County Executive Pat Ryan.

7) Transformative Opportunities.

The primary transformative projects we would like considered in our proposal have been described above.

- New Paltz Child Care Center relocation and expansion
- SAMsix buildout and expansion
- New public parking garage
- Green infrastructure features to protect Walkkill River health and help lift our NYSDEC Order on Consent for our sanitary sewer system

Additional projects for consideration are described below.

- PUBLIC PROMENADE ON VANDERLYN AVENUE
- SHARED TOWN AND VILLAGE OFFICES

PUBLIC PROMENADE ON VANDERLYN AVENUE

When past DRI awardees Mayors DeStefano of Middletown, Noble of Kingston, and Bramson of New Rochelle presented recently at a Hudson Valley Pattern for Progress event they all touched on a unique benefit provided by the DRI program. Most mayors, if given the chance, would do "boring" things like replace old plow trucks or failing water or sewer lines if they had extra funds. But the DRI was intended to push communities to think broadly and identify innovative projects in ways that we might not be thinking about during our daily municipal work routines.

Middletown, Kingston, and New Rochelle each had a special "community-transforming" piece within their broader DRI programs. In New Paltz we have an unused "paper road" that connects Plattekill and Hasbrouck Avenues and it is ripe to be reimagined.

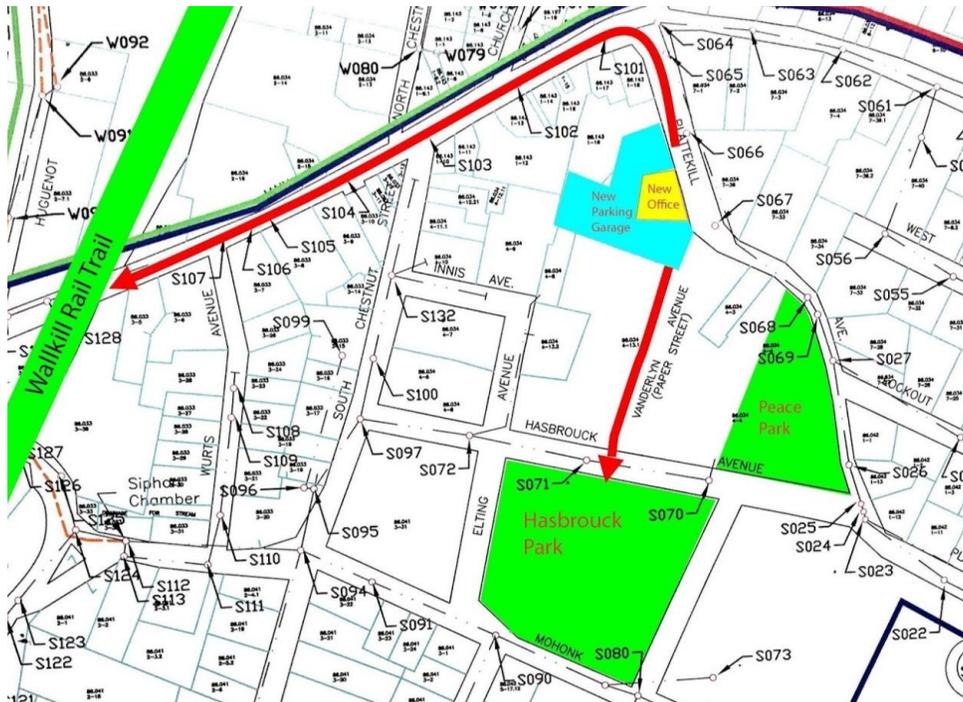
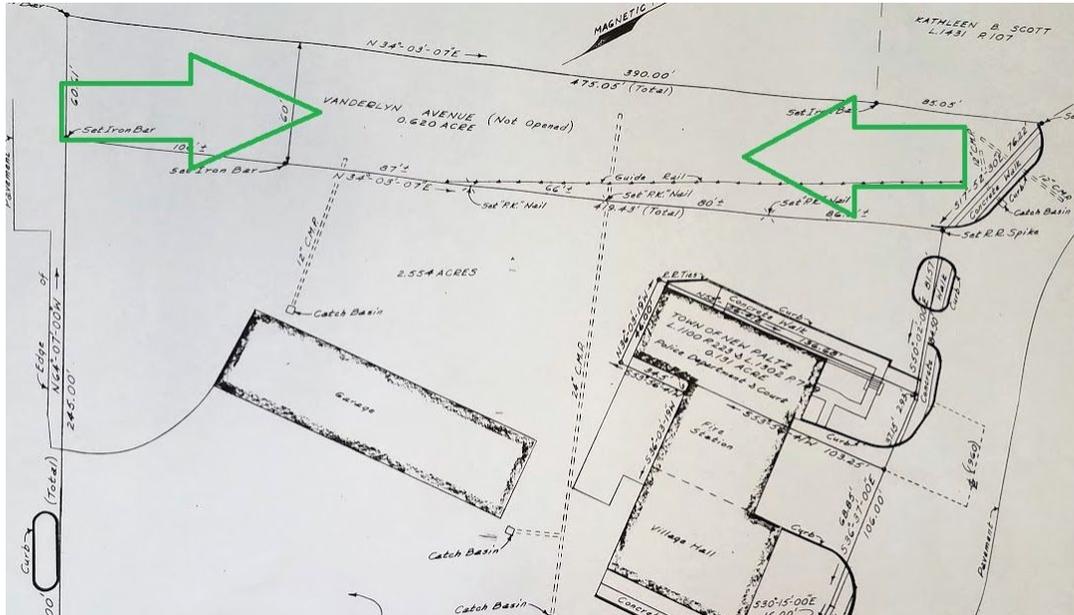
IMPROVED WALKABILITY

Vanderlyn Avenue is a mapped but currently unused street. We are proposing that it be repurposed as a pedestrian promenade. Vanderlyn would improve access between our downtown core and Hasbrouck Park's ballfields, ball courts, and playground; Peace Park at Village Hall; and the SUNY New Paltz campus. These existing amenities are regional destinations used for public events and recreation.

Using Vanderlyn Avenue to more easily link Hasbrouck Park to our DRI's core projects (additional parking, new jobs, and the New Paltz Child Care Center) makes a great deal of sense. Separate from this DRI proposal the Village of New Paltz is proactively in the midst of working on Hasbrouck Park improvements. The park's nearly 30-year old playground will be replaced during the summer of 2019. We have budgeted nearly \$200,000 using local Village of New Paltz funds for this project. We have also applied to NYS Parks for grant funding to rehabilitate the park's basketball and pickle ball courts in 2017 and 2018 and plan to reapply for assistance from NYS Parks again in 2019.

MORE GREEN INFRASTRUCTURE

We received DEC funding from to inventory and prioritize green infrastructure projects in the Village core. We identified this priority project and are seeking a grant award from the New York Green Innovation Grant Program (GIGP) to develop green infrastructure at the southwest corner of the park (where Elting and Mohonk Avenues intersect) to better manage stormwater. Reimagining this corner would also help improve safety for individuals walking to SUNY New Paltz’s campus as well as the various Hasbrouck Park users.



SHARED TOWN AND VILLAGE OFFICES

Governor Andrew Cuomo has encouraged local governments to work together with their communities to increase efficiency and effectiveness while decreasing bureaucracy in order to lower costs and keep property tax increases to a minimum.

We seek to leverage a grant from the Governor's Office of Storm Recovery (GOSR) in the amount of \$5,876,776 being utilized for the construction of the new fire station and Emergency Operations Center (EOC). This will free up the space at 25 Plattekill, currently housing the Fire Department, to be repurposed as a Town and Village government municipal center.

FIRE STATION

New Paltz is in the midst of a fire station redevelopment and relocation. The new station will be constructed on N. Putt Corners Road and Henry W. DuBois Drive and largely funded with assistance from the GOSR. This new +16,000 square foot fire station and EOC will include five double bays to house all of our fire trucks and equipment in a single location. Currently, four fire trucks are squeezed into the three-bay fire station at 25 Plattekill Avenue and other trucks and equipment are in a satellite garage or in the Village's DPW garage. Our shared Town and Village fire department is all-volunteer. This strong local community involvement in the fire department, with call volume greater than 2 calls per day, highlights the need to adequately provide requisite facilities.

MUNICIPAL OFFICES

Once the fire department is moved from the current station at 25 Plattekill that space can be incorporated into the plan to consolidate Town and Village municipal offices at a single location in the core of the Village on Plattekill Avenue.

Both the Town and Village of New Paltz offices are in critical need of renovation and co-location. This will improve service to the community and help with staff productivity. Currently, the offices are in two separate locations across town. The Village offices are currently based in an aging and inadequate building, while Town offices are operating adjacent to the transfer station in temporary rented trailers. Both municipal entities have immediate needs for updated facilities to serve our community.

Several Town departments are located in these temporary rented trailers on Clearwater Road. The Town and Village have a shared vision focused on creating a centrally located municipal center at Plattekill Avenue that would serve as anchor for municipal services and increased coordination between the different government departments. The proposed plan also includes sharing resources and multiple meeting rooms and community spaces.

The Town government evacuated the former Town Hall on Veterans Drive after it was condemned due to public health concerns. The rented trailers are three miles from downtown. The anchor site on Plattekill Avenue is an ideal, central location for shared facilities. A newly renovated municipal building would be able to adequately provide for the approximately 25 employees currently serving the residents of both the Town and Village of New Paltz.

8) Administrative Capacity.

Town and Village of New Paltz staff have decades of combined experience in municipal government, finance, operations, procurement, grant administration, and auditing. The Village's administrative team is led by Treasurer Nancy Branco who has 35 years of public and private sector financial experience and Jean Gallucci, who has worked in municipal government for 20 years, is the Town Comptroller.

Recently, the Town and Village governments have each functioned as "subrecipients" on NY Rising projects involving the Governor's Office of Storm Recovery (GOSR). Other complicated grant administration that our staff has successfully and repeatedly navigated includes Community Development Block Grants (CDBG) as well as State and Municipal Facilities Program grants (SAM). The SAM grants require special attention to detail as they involve working with the Dormitory Authority of the State of New York (DASNY). Time and again our staff and elected officials have followed through with meeting all grant requirements, providing all necessary reporting and documentation, as well as, completing projects and spending within allotted timeframes.

Our local governments and SUNY New Paltz staff are well-equipped to coordinate on multiple complementary projects. Cooperation among these groups is long-standing. Considering the highly trained, experienced, and diverse workforces available within our partnering groups, there is great capacity to realize projects. Organizational and elected leaders are

fully knowledgeable about New Paltz and its regional position. We understand the importance that natural and cultural heritage and equity plays in our economic base.

Finally, staff and elected leaders are motivated to provide better and more efficient services so costs are managed and benefits realized without fiscal stress transferring to residents and businesses. Our proven track record demonstrates our ability to oversee contracts using our existing staff and resources.

9) Other.

A DRI award for New Paltz will add new high-paying jobs and allow us to make improvements to our downtown infrastructure that will generate valuable new sales and income taxes. When the MH-REDC chooses to award New Paltz this year's DRI it will be making an investment in New Paltz that will be defensible and rewarding.

We anticipate wholehearted and enthusiastic support from our community since the projects in this proposal work toward improvements that taxpayers and businesses have been advocating for over many years. We are no strangers to controversial land-use decision-making, which has informed our selected projects for this proposal, and our goal is to ensure that each will be championed and valued by as many residents and stakeholders as possible. This type of broad support will help streamline the review and construction processes. This truly matters when one considers what "shovel ready" actually means in terms of municipal projects.

What's unique about this plan is that its projects will be supported by our community and are shovel ready, which impactful, concrete positive change will be realized in a relatively short amount of time while benefiting many.