



The Village of Wappingers Falls

Downtown Revitalization Initiative

Round 4 Application

BASIC INFORMATION

- REDC Region: Mid - Hudson
- Municipality Name: Village of Wappingers Falls
- Downtown Name: Village of Wappingers Falls
- County Name: Dutchess
- Applicant Contact(s) Name and Title: Mayor Matt Alexander
- Applicant Contact(s) Email Address and Secondary Email Address:
 - Primary: mayor@wappingersfallsny.gov
 - Secondary: cusavich@wappingersfallsny.gov

Vision for Downtown:

Wappingers Falls envisions itself as a community where its Bleachery and Village Center including West and East Main Street are fully revitalized and offer a wealth of opportunity to Village residents and investors to create businesses that make the Village sustainable, while maintaining our existing natural and historic beauty.

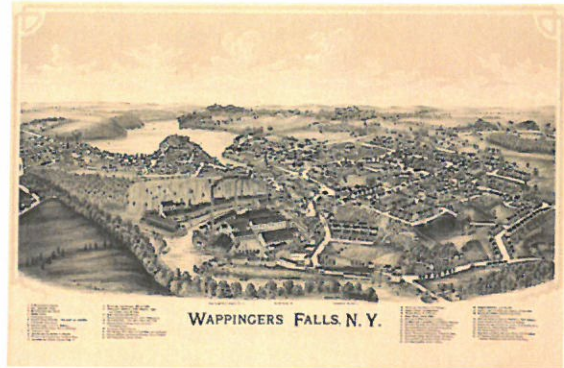
From the top of the Village, everything looks so attainable and yet as one descends further into the gorge, they begin to realize just how much is compacted into the area. It offers businesses and recreational activities for all lifestyles, with six parks alone in the catchment area, including an amphitheater and a boathouse. There are pubs and restaurants of all genres like wine bars, craft beer gardens, retro arcades, artisanal eateries, pizzerias, antique shops, and locally owned cafes. With such a small town feel, the Village has always been a haven for "mom and pop joints" Take our "workman's path" down to the ever-growing Industrial Park and you have entered the next part of our flourishing business district with maker space that accommodates a number of different businesses both large and small.

The beauty here comes from the architecture and the way it molds into the natural landscape, created as a mill town over a century ago, the rustic aesthetic remains even as we renovate for the next century. You will find Victorian style lampposts that give off WIFI hotspots to locals paired with a century old hydroelectric facility still running as the

day it opened running alongside a new water treatment facility that uses, chemical free UV technology to disinfect water. The Village sees itself as both progressive and traditional, where modern meets nostalgia, where old and new don't just live amongst each other but rather coincide to make one very unique community.

Justification

The Village, currently going through its most substantial transition period in the past 50 years, is a small, lively, blue collar town full of a very diverse group of individuals of varying age, ethnicity, and culture. It's the type of place where you can't walk down the street without seeing five people you know. With just over 5,500 people, the Village is a cultural crossroads for the entire lower part of the county accounting for almost 75,000. Its strongest aspects are its gorgeous historical architecture mixed in with a flourished natural landscape. The Village Center still resembles a late 19th Century river-town. With a historic district occupying much of its center, our primitive, Edisonian theme is something we plan to not only keep, but embrace as we morph into our 21st century version. Reminiscent of Bedford Falls from *It's a Wonderful Life*, the Village has always been an incubator for the "American Dream" regardless of who you are or where you came from. This is a strength we plan on building upon.



The Village however has not even fully recovered from IBM's downsizing in the late 90s. After the Village started to get back on its feet, the 2008 recession hit. In 2015, an old, historic building collapsed on West Main. On June 3rd, 2017 a fire broke out on East Main Street which destroyed an important and historic row of buildings both residential and commercial. These recent events were heavy blows to an already struggling community; however, as low as Wappingers Falls got during these times, its resilience held as strong as ever and since then the Village has been coming back in a big way.

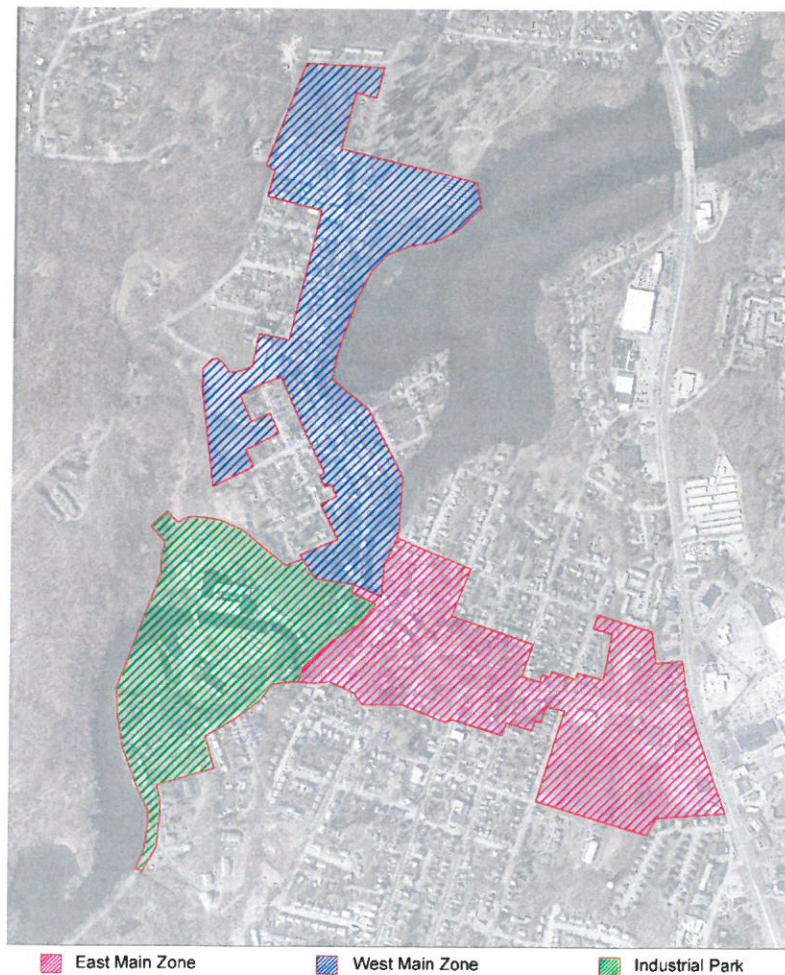
In the past 12 years, the Village brought in over \$30 million dollars in funding to jump start needed infrastructure projects and new businesses flooded the area from artisan restaurants, bars, retail stores, cafes and wineries. \$36 Million has gone into new sewage piping and roadways while another \$5.7 million went to a brand-new water treatment facility, the first in the U.S. to use chemical-free UV disinfection process. Updated infrastructure is our top priority. It is a good foundation from which to grow and shows potential investors the Village's commitment.

The Village has a comprehensive plan (being updated in 2019), a strategic plan (2014), an infrastructure plan (2018), a Local Waterfront Revitalization Strategy (2011) and a Brownfield Opportunity Area Program Nomination Study (to be adopted 2019) and a Vision Plan (2008) all in place. Together these make up a large revitalization plan that has been in the works since our Mayor took office back in 2007. Our Plans incorporate elements of the Mid-Hudson Regional Council Strategic Plan (MHRCS) Similarities will be noted in parentheses. We put in ample time and money and we know this is just the beginning. We are excited to apply for a program that includes both community led planning and implementation.

Downtown Identification

1. Boundaries of the proposed DRI area

Only 1 square mile, the entire Village could be considered a catchment area; however, there are three major sections in the heart of the Village, East Main Street, West Main Street, and the Industrial Park are areas of the downtown that have only scratched the surface on their true potential.



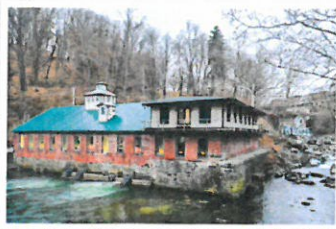
East Main runs between the creek and Route 9, with a beautiful bridge that overlooks the falls at the bottom. It's a large part of a National Historic District and home to such landmarks as Zion Episcopal Church (est. 1834), a large stone church. Another historical



landmark is Grinnell Library (est. 1887). Grinnell is one of the oldest libraries in the state, funded by Irving Grinnell, designed by Henry Congdon, who created a cross between an English thatch house and a Swiss chalet inspired by travels through Europe. Lastly, is historic Mesier Park (est. 1741), the crown jewel of the Village and site of the first home erected in the Village. East

Main attracts much of the Village's new businesses. It also includes one block of Mill Street and Market street directly off of East Main.

West Main was one of the county's first transit-oriented developments. The Poughkeepsie trolley would bring workers from Poughkeepsie to West Main's Terminal Square, where they would walk down to the Bleachery. Because of this, parking was never considered when developing this road, making it much narrower and more difficult to maneuver. West Main (NYS Route 9D) sees a lot of traffic going *through* it though never one's destination. With more store fronts, restaurants, and parking we plan to make the Village a destination rather than a place on the way to one. With West Main's view of lower Wappinger Lake and the Falls, It is beginning to gather interest from potential investors. The street is in the midst of developing two new public parks and is home to County Players Theatre, Wappingers Falls' popular playhouse. The street is littered with blighted properties. These vacant lots and buildings vary in size some of which are only 20'x30' feet. With each property having multiple owners greenlighting large scale projects has proven difficult.



The Industrial Park commonly referred to as the "Bleachery" is certainly one of the largest and most promising projects the Village has been continuously working on for almost 30 years now. For over 110 years the Bleachery has been host to Wappingers Falls Hydroelectric Plant which has been owned by the same family for over 30 of those years now. Due to public interest, the plant intends to repurpose sections of the area as a museum. The rest of the Bleachery is a collection of factory buildings of which are in various states of repair from completely demolished burned down and collapsed sections to salvageable sections of both contributing structures in the National Historic District to more recent cement block buildings. There is sufficient acreage and opportunity to comprehensively re-develop and adaptively re-use structures in a way that would create many new jobs for Wappingers Falls and Mid Hudson Region.

2. Past Investment, future investment potential.

In the past 12 years, the Village spent \$60.4 million on various projects throughout the municipality, \$33.9 million of that was federal, state, and county funding. Of that, The Village contributed \$26.5 million mainly from debt. Of that \$60.4 million, over \$50 million went to the Bleachery, Sewage, and Water alone. As a result, more and more investors are showing interest in our area.

In the same time, the Village has also seen \$97 million in private investment spent throughout the Village and though they have certainly made a positive change, only \$3.1 million of that has been invested in our catchment area. This is because it's much more expensive to develop in a National Historic District with tiny lots and in outdated buildings that contain asbestos. Additionally, these lots sit on state rights of way and need DOT permits. While this permitting is necessary, investors who specialize in infill development with added costs of a full environmental impact statement and architectural review are more difficult to find than those who would rather dig up an apple orchard and build the same ubiquitous apartment complex. With as much as we have accomplished so far, a community led process and investment such as the DRI would certainly bring this Village into its full realization and potential. We are truly that close. If the council is looking for a community that matches our commitment consider our small size and prorate our last twelve years investment of roughly \$10,942 per person, a city of 40,000 would need to spend \$437 million to match that.

Past Investment in the Village	
Boathouse	505,500
Bleachery	9,319,630
Existing Parks	59,000
New Parks	416,000
Sewer	30,500,000
Water	9,634,500
Paving	1,525,000
Pedestrian	1,635,000
Planning	1,625,000
Lake	1,470,000
Solar Array	750,000
Fire	1,050,000
Facilities	1,816,000
Property Improvement	117,000
TOTAL PROJECTS 2007-2019	60,422,630
Federal, State & Local Funding with 57 grants	33,953,857
Borrowed or paid by Fund Balance	<u>26,468,773</u>

East Main Street

East Main Street (including Mill St. & Market St.) has new sewer, water, improved drainage, sidewalks, trees, a parking lot and several new businesses. It has long been our most favored investor area. It's a place where the American Dream was achieved. Mom and Pop stores line the streets, Americans both new and old have purchased these beautiful specimens that define our National Historic District and made good on the promise made to them by Lady Liberty. Our Village Center is not a place for Starbucks and Banana Republic, that's for elsewhere, we are proud to have families working at their own businesses day by day making our village as genuine as can be.

We still plan on updating numerous municipal parking areas such as the Zion Church parking lot as well as our Knights of Columbus parking lot. In addition, the reconstruction of our beloved Goring Hall lot will allow us to add parking there as well and with a \$500,000 grant already accepted by the ESDC, that project is off to a healthy start. A developer has even renovated three matching masonry buildings across from Goring Hall already. East Main's revitalization is well underway.

Though East Main isn't as abundant with views of the falls as West Main, Wappingers Falls will add a public overlook called "Fallsview" on the corner of East Main and Market Street. Celebrating the area's natural beauty remains one of our top priorities (MHRCSP 2, 3).

West Main Street

In 2008, the Village started a planning effort to take what is currently a negative and turn it into a positive behind its crumbling facades. Indeed behind these buildings is a particularly unique Village view of the gorge that carries water from the dam to the falls underneath the bridge. The street is currently undergoing renovations to the sidewalks and crosswalks creating safer pedestrian environments as well as ADA accessibility. Immediately after that finishes, two new parks are being installed on municipally owned unused overgrown creekfront parcels. Franny Reese Park, named after the NYS environmentalist and descendant of the Village's founding family, will host a nature inclusive ADA accessible amphitheater with grated grass seating that overlooks the creek, made possible by three separate grants totaling \$416,000 and \$750,000 in village funding. There is also a proposed observation deck on the lower half of the street. We also recently had to borrow \$5.7 million for a new water treatment facility. The facility had to be moved 250 feet from the creek due to upstream contamination that has been polluting the lake and lower creek for decades.

There are a number of investors looking into this part of Wappingers as the location is surrounded by such natural beauty. County Players Theatre, up and running for 61 years, has 12,000 patrons a year. The playhouse wants to fund an expansion into the empty lot next to them for office, storage and ADA accessibility, allowing more shows per year. They own the land and they estimate their need is \$5 million. Dr. Chris Campili has plans to open a walking rehabilitation center in the Upper West Main Corridor. His vision is to make the new center one of the top rehabilitation centers in the region with a focus on veterans. The expansion would include a large outdoor walking track and a pool for hydrotherapy. (MHRCSP 1, 2).

East & West Main Continued

The Village recently received two Transportation Alternatives Program Grants through NYSDOT for \$1.3 million and county funding for 75,000 for a \$1.825 million improvement which includes sidewalk ramps and period style pedestrian lighting for West East Main. In addition to better walking conditions we are in the process of creating a lot more public parking in the area. Since 2013 we have added 49 extra parking spots in the Village through \$215,800 in funding. In the next three years we expect to add another 108 spots through repurposing brownfield lots and renovating old existing ones. This includes the Mill Street Parking Lot Project and West Main Parking and Storefront Unit Project which will be discussed further.

The Village conveniently has a train station less than a mile from it. One goal still in the early stages is to connect the Village center with the train station more efficiently. We plan to rectify this either with Zip cars or a trolley service that cycles between the train station and the Village (MHRCS Goal 6, 8).

Wappinger Lake, part of the larger Wappinger Creek travels right through downtown Wappingers Falls. Contaminated runoff and treated sewage have plagued Wappinger Lake for decades which was once a beautiful, recreational waterway 17 feet at its deepest and now a polluted, algae ridden, un-swimmable body that is only about 2 or 3 feet even 6 inches deep in some spots. The Village has spent roughly \$1.5 million on the lake. Dredging it will have cost an excess of \$25 million. We received a grant from EFC for \$2,500,000 to aid in decommissioning the outdated sewer plants along the creek, but of course much more is needed (MHRCS Goal, 13).

Market Street Industrial Park (Bleachery)

The Industrial Park is a historic and vital compound located at the low end of the creek in Wappingers Falls. The century old area, formerly a bleachery, possesses a number of buildings and warehouses both large repurposed for the new century. The park hosts roughly 30 businesses. With only roughly 60% of the park currently in use, upgrades to the bleachery opens up a world of new businesses to plant their seeds in Wappingers Falls.

The park has had an \$8 million remediation, an \$800,000 sewer project, and a \$5 million road project which has dealt with water, sewer and pavement issues. It was on the heels of a \$115,000 Local Waterfront Revitalization Strategy in 2011, a \$370,000 Brownfield Opportunity Area Nomination Study (to be approved in 2019) both of which were supported with funding from NYS Department of State.

This yielded an investor project pitched to the village in 2017 for more investment in the Bleachery to build more maker space, large areas where groups of people could learn, interact and collaborate with one another; complementing what already exists there. The Village and is also completing a Brownfields Assessment with a \$200,000 grant from the EPA. This will help another developer deal with the historic building located just by the entrance. It will also deal with a large cement block building that sits solidly in the flood zone on the shoreline of the Hudson River Estuary, the Lower Wappinger Creek. Furthermore, it is expected that the EPA will do a remediation of the mercury contaminated creek.

As much as the Bleachery has grown in the past decade there is still a lot of work to be done. One thing we truly want to continue is an encouragement of the arts and complementing other businesses already located there. In 2017, the owners of the renovated portion of the Bleachery proposed additional makers space with a full site plan proposal. We plan to update the "workman's walk" path from the corner of East and West

Main down to the Bleachery. This path was taken by workers of the Bleachery every morning for over 50 years. This path is a historic landmark and is also part of our greenway trail we have throughout the Village (MHRCS Goals, 8, 13, 14).

3. Recent or impending job growth.

Local leaders plan to promote Wappingers Falls even further for a variety of new businesses. After our Economic Development Committee surveyed Village's businesses, the team, along with our administration, adopted a cluster based economic development strategy that highlights specific areas of the Village for particular industries. Food & Beverage, Design & Art, Entertainment, Medical and Renewable Energy are the five clusters targeted.

To encourage the "live, work, play" philosophy, a number of niche restaurants, bars, and eateries have been settling in the downtown area giving the Village a revamped nightlife. With over 35 food and beverage establishments, there is a little something for everyone, many of which are known to be the "Best in the Hudson Valley". A restaurant row has slowly been in development on East Main Street with a myriad of different places to go. Longobardi's and Gino's both are well known, deeply rooted restaurants owned by the same Italian American immigrants for 40 years. Their personalities are large and the portions are even larger. They are adjacent to Los Hornitos traditional Chilean cuisine whose authentic Latin American cuisine is celebrated throughout Dutchess County. The Vinyl Room is a new craft beer and vinyl record selling hub right on East Main Street, with free-to-play arcade games from the 80s and a window inside that connects it to the neighboring Wagon Wheel Pizza, a pizzeria founded by a Sicilian immigrant 50 years ago. It has become a very popular hangout for younger members of the community. County Fare is a newly renovated traditional bar that has some of the best burgers in the county. di'Vine, a new wine bar with older patrons is the first business to set their dining area directly inside the gorge right above the falls and in front of the iconic view of the sandstone bridge. Two Generation X couples decided to try their hand at a new venture and have had much success. di'Vine's story is one we love to see as it shows how niche, mom & pop businesses have an opportunity for success in Wappingers Falls (MHRCS Goals 2,12). Artists and artisans from the Netherlands, RISD, Beacon and Brooklyn have all established a home here and are working out of their homes.



The Bleachery has been developing as an artist and designer cluster and has a master plan which includes dining, brewery and event space. Its main feature is the world's largest Design Library, a place where top labels send their designers to get inspiration for new designs. Most recently, HBO joined the tenancy with a 15,000 square foot location as well as a long established a Broadway prop warehouse and our pending makers spaces. BQ Energy is

firmly established in the Bleachery near the Wappingers Falls Hydroelectric Facility which has been in operation nearly continuously for 110 years. The Village has just signed an agreement with Clean Choice Energy to provide village residents who don't have adequate roof space to install solar a chance to purchase it from solar farms with an intent to source it locally. The renewable energy cluster is alive and well in the Bleachery.

When our Franny Reese Amphitheatre Park opens up within the next two years across from the County Players Community Theater who are planning a \$5 million expansion, West Main will certainly be host to various entertainment venues. West Main has several top-notch serious interior decorators who are at the top of their field. That is a cluster our Economic Development Committee is focused on expanding. With the construction of 30 to 40 new street front commercial condominiums, there will be more opportunity to build upon that firm base. Furthermore, Center for Physical Therapy's expansion will complement the county's growing medical industry cluster.

JP Morgan Chase has studied cluster based economic development strategies extensively and they report "clusters are important drivers of urban economic growth." A diversified approach of this strategy is what our Economic Development Committee seeks to accomplish.

4. Attractiveness to the physical environment

The Culture of Wappingers Falls has been shifting with a flow of a younger generation planting their roots. After hitting a low point economically in the 90s, the Village took a pretty substantial hit along with the rest of the region. A lot of people, notably younger individuals starting their life, searched for a way out. Through renovations over the years and new business coming in, the Village has become an attraction once again for younger patrons and families looking to move upstate, out of the city or downstate, closer to the city. The Village has the highest percentage of Latino population in Dutchess County at 28.1% (ACS, 2017). It also has a 35% are minority owned business percentage. Through all of these changes Wappingers Falls has not lost that blue-collar vibe that makes it so down to earth.

Because Wappinger Lake and Wappingers Falls flow right through the Village center, it was perfectly suited for mills and other industry. This provides a beautiful natural water way to incorporate into our building and planning whenever possible. The village has a very diverse topography from sweeping green farmlands to our rocky gorge and sandy lake.

One of the last municipalities on the creek right before it opens up to the Hudson River. The Hudson Valley spoils us with an influx of hiking trails and mountains of varying difficulty that allows for a personalized outdoor experience. Being an upstate destination for city people, Wappingers Falls is conveniently located near any kind of outdoor activity a person is looking for whether that be mountain climbing or cliff jumping or even a greenway trail

that runs all throughout the Village. With over 850 acres of open space throughout the Village alone, a fresh experience is around every corner.

In addition to hiking we have a number of spiritual destinations in our area. Mt. Alvernia Retreat Center, the Chabad Lubovitch Center, Kagyu Thubten Choling Tibetan Buddhist



Monastery are right outside of the Village. The Tibetan monastery hosted the Dalai Llama. Also, we have the Chapel of Sacred Mirrors (CoSM) property right outside the Village as well. CoSM, run by a man named Alex Grey is a free and spiritual haven which has become a unique spot for those who enjoy a care-free, loving attitude reminiscent of the 1960s. The property has interesting structures and

holds monthly events where local artists meet up to show and promote their work. Each of these spiritual havens host 10,000-15,000 visitors annually.

One really unique aspect of our area is Hudson Valley Regional Airport located roughly 2.5 miles from Downtown Wappingers Falls and its collaboration with Dutchess Community College (DCC). DCC offers flight school for students that is held at Hudson Valley Regional Airport. The college is in the works of introducing an Airframe Maintenance Technician Program. Hudson Valley Regional Airport is the only airport in a 70-mile radius that offers flight schools. In addition to this, the flight school in total costs about \$25,000 which is from \$3,000 to \$30,000 cheaper than other Mid-Atlantic schools (MHRCSP 1, 7). This will add 75 more students to the program. DCC is only one of many colleges in the area.

Just two miles south is another perk of Wappingers Falls; Dutchess Stadium. It is home to the Hudson Valley Renegades a short season Single-A baseball team affiliated with the Tampa Bay Rays and it is also an event space that hosts summer camps, parties, and concerts.

5. Quality of life.

Along with a change in youth, a new group of local leaders have been nothing but supportive as they become more involved in local activities. Wappingers has had an Economic Development Committee (EDC) for some time now; however, the group recently gained a lot of traction with a younger generation of residents getting involved. With new energized members of the committee the EDC has been given new life. Courtney Kolb is the EDC leader who has been spearheading innovative events. She also works at the hydroelectric plant at the Bleachery. Courtney is accompanied by Trent Atkinson, local realtor, Adam Lauricella, owner of Graceland Tattoos and Wappingers native, and Scott Davis the Deputy Mayor. These young individuals, along with other members of the EDC, have made it their mission to guide the Village in strategizing for attracting businesses and jobs. One such project is the pursuit for attracting more Culinary Institute of America grads

to the area. With such beautiful landscapes that overlook the water, opening more artisanal restaurants is always an objective in any municipality. This is all in addition to the investor forums held by the committee discussed in the Section 3. (MHRCS Goals, 7, 15, 12)

In addition to the EDC, local residents have also engaged the rest of the community with a group called Wappingers Rises(as opposed to Wappingers Falls), an organic grassroots campaign founded and funded by Village residents focused on bringing us closer together as a community and to attract strong businesses, families, and individuals to the Village of Wappinger's Falls. The campaign hosts various "unofficial" sessions along with their events and fundraisers that act as a more civil, laid back way for the community and local government to connect.

The Village adopted a new zoning code update in 2015, a new Capital Infrastructure Plan in 2018 and a Comprehensive Plan in 2019. We understand that with new businesses and buildings coming in over the next decade, a solid foundation is required. These updates help us in look forward, to maximize our capacity, and prepare the Village with the necessary plans to be a 21st Century municipality (MHRCS 6).

6. Public Support.

The public support our administration receives from the Village is something we do not take for granted. Getting so much contribution from all of the different sectors of the community whether it be business owner, resident, or investors or even other politicians has really helped progress the Village in an efficient manner. Even with a smaller community full of diverse people (and very diverse opinions) most understand that what we want to accomplish here enhances the quality of life for everyone. As for support for this particular application we have a plethora of groups and individuals who offered help where ever they could. Such patrons include:

Economic Development Committee

Dr. Chris Campili – Physical Therapist

Jack Fedigan – Bleachery

Mike Hayden – Property Owner/Investor

Joes Pettinella – Property Owner/Investor

Wappingers Rises – Local Residents

John Kwon – Real Estate/Investor

Carlos Bermudez – Taping and Painting, LLC/Investor

Adam Lauricella – Business Owner

Bob Baxter – Construction

Assembly Woman Didi Barrett – District Assembly Member

7. Transformative opportunities.

The historic and natural resources of the Village can't be denied but unfortunately, neither can the missed opportunities. These are the most immediate projects in place for improvement, but without it done properly with site appropriate planning, each of these lots could remain the blighted eyesores that deter investors from buying in.

1. First and foremost, the Bleachery was the heart of the Village when first developed. It employed the majority of the workforce and has the ability to do so again. Jack and Bob Fedigan transformed Hudson Wire in Ossining, they transformed half of the existing bleachery supported by "Empire Zone" designation and are ready to transform the remaining of the site designated a "priority project" by MHREDC in 2014, with a conceptual site plan, a new ESDC funded sewer line and pump station, 30 years of experience, the capital and the organization to do the job. (MHRCS 1, 2, 5, 8, 13, 15) What is needed:
 - a. Assistance with purchase of property from Dutchess County at tax sale,
 - b. Assistance getting management report from DEC from 2013 cleanup
 - c. Additional water pressure coming.
 - d. Pedestrian connectivity to the Village.
2. County Players is in its 61st year of performances, currently operating out of a 1930's Art Deco anchor building on West Main Street where blight defines the Village to the 12,000 daily passersby on Route 9D. It has 10 productions a year with 44 days of shows. They need additional storage, office space and most importantly, an entrance that is ADA friendly. (MHRCS 15) Project:
 - a. A \$5 million addition is shown in their concept plan, they already own the adjacent lot.
 - b. Additional parking
3. The Center for Physical Therapy, in its 26th year is expanding to offer "Walk Therapy" in collaboration with Veterans Affairs. Near Greystone Programs, Inc., which offers services to autistic clients, the Center's expansion will solidify their ability to offer new medical jobs to people who might choose the Village as their home. (MHRCS 1, 2, 12) Project:
 - a. The Village would like to purchase an adjacent parcel to their location and preserve it from future development to protect the "zone of influence" for the aquifer which supplies water to Village wellfields. It would be best developed for a "outdoor walk therapy and low sensory" park for village residents, veterans who are visiting the Village for walking therapy and those who need a space with less sensory impact.
4. Mill Street Parking lot, the site of Sweet Orr, a company which invented blue jeans within months of Levi Strauss, burned in the late 80's and was turned into a 35-car parking lot behind the East Main Street businesses. In this age of people returning to walkable centers, there is a definite need for additional parking. (MHRCS 6) Plan:
 - a. The 120' by 100' parcel could have a second level of parking accessible from a street at the higher level. It could comfortably fit 48 more cars.

- b. An additional 35,000 square feet in two levels could be built above the second level of parking. This could house both the library located in the Village as well as add 18 additional apartments which would supply further housing for patrons to village businesses.
5. Fallsview, a quarter acre lot located on Market Street just off East Main Street, sits above the gorge and the falls. With parking secured at other locations, it would be an excellent place to put a more modern building (but still within the historical nature of the Village) overlooking the falls. The commercial building would be best suited to a boutique hotel offering a place for public viewing of the gorge as well as a private area to offer sit down service. (MHRCS 2, 3, 13, 15) Plan:
 - a. A consulting firm to guide the community through the public process of gathering input and information to form an acceptable concept to the community.
 - b. An RFP to offer it to private investors (of which there is already considerable interest).
6. A West Main Street Development could be achieved if five existing investors who own seven parcels on West Main Street which are perched overlooking a gorge. An investor forum was held by our Economic Development Committee where there was unanimous consent between them that they would be interested in developing 30-40 streetfront commercial units along the West Main Street corridor with three floors of residential units which would have a view of the Village along with an additional parking spots. (MHRCS 2, 5, 6, 8, 15) Plan:
 - a. Environmental cleanup of debris from a 2015 collapse of a building on the cliff overlooking the gorge
 - b. A planner to develop a site plan based on community input, site restrictions and infrastructure needs.
 - c. Drainage and parking improvements.
7. On June 3, 2017 a fire started behind a historic East Main Street mixed-use building which was attached to four other buildings. It caused millions of dollars worth of damage and gutted the four buildings and severely damaged two more. Since the fire, two have been renovated, three others are in the process and one sits waiting to be sold for taxes at auction. This section needs to see substantial attention or the Village will damage its potential of being a viable investment for developers. (MHRCS 6) Plan:
 - a. Assistance in getting the building to be auctioned to a viable investor who shares our vision.
 - b. Drainage improvements

- c. Grease trap improvements – original structures were constructed in a space that does not fit traps for current requirements and each parcel's space does not appear to have space for what could be required.
- 8. In 2019, St. Mary's Catholic Church announced that it would be closing its school's doors and the First United Methodist Church put its worship center up for sale. Both properties are ripe for adaptive re-use but it is critical that they be developed in accordance with community priorities for revitalization in mind. The Village is interested in community centers that offer artist maker space with room for rented studios, exercise, adult and after school child education. We have a qualified interested developer who has expressed interest in these projects. Project:
 - a. Assistance in securing parcels with a lease or deed
 - b. Assistance in attracting non-profits who would be interested in working with us to bring their organizations to the Village.

8. Administrative capacity

This all starts with the Mayor of Wappingers Falls, Matt Alexander, currently in his 7th consecutive term. There is a united front behind the administration which shares a unified vision. The team includes a clerk, MWBE officer, two staff members of the treasurer's office, a full-time grant writer/administrator, and two zoning employees. With our facility hosting Village Hall, Zoning/Fire, and the Village Court in one building, all of your administrative needs can be found in one place.

This team has successfully closed out grants with the following agencies: U.S. Department of Housing and Urban Development, New York State Department of Environmental Conservation, Environmental Facilities Corporation, New York State Energy Research and Development Authority, Hudson Valley Greenway, Dutchess County Planning and Development, and The Hudson River Foundation. Our team has much experience in municipal bidding, DOT projects, and Local Projects. We have also shown an innate ability to coordinate one project with multiple state funds. Even with such a small staff at hand, compared to other municipalities, we have proven how well we manage to receive funding and carry out the projects.

9. Other

Over the years the village has been extremely aggressive in receiving as much funding as possible for a variety of projects. One reason for this is because the funding we typically receive comes incrementally and only helps fund a portion of a project. We understand agencies have their limits, but this has forced us to slowly carry on with projects over a number of years before we actually acquire enough money to finish it. One thing that's really great to see is that current and potential developers here are really showing they want

to work together. Pair that with an involved community and a motivated administration and you have an entire community working hard to better the place they call home.

We have proved time and time again that the Village of Wappingers Falls is able to get funding, and use it efficiently. From where this place was ten years ago it is almost unrecognizable now and we want to keep that momentum going. We fit the bill as good as anyone for this funding and we will not stop until we get it. This money would set the Village up for decades to come, we ask you to please give us your consideration when evaluating these applications. Our future seems bright in the Village, help us make it brighter.