CITY OF GLOVERSVILLE
2019 ROUND 4
DOWNTOWN REVITALIZATION INITIATIVE
 NOMINATION APPLICATION

Place Focused. People Led.
APPLICATION

BASIC INFORMATION
Regional Economic Development Council (REDC) Region: Mohawk Valley Regional Economic Development Council

Municipality Name: City of Gloversville

Downtown Name: Downtown Gloversville

County Name: Fulton County

Applicant Contact(s) Name and Title: Vincent DeSantis, Mayor

Applicant Contact(s) Email Address and Secondary Email Address: vdesantis@cityofgloversville.com; vdesantis48@gmail.com

VISION STATEMENT

DOWNTOWN GLOVERSVILLE VISION STATEMENT

Downtown Gloversville will be a vibrant downtown where residents and visitors to the Adirondack region can enjoy a compact, walkable, and historic urban experience. New businesses and a diverse population will be attracted to Downtown Gloversville because of its year-round cultural assets, recreational opportunities, and inviting public spaces.
JUSTIFICATION

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

Gloversville’s history and character have laid a solid foundation for future development, one that is strong enough to meet the opportunities to come. A new spirit of hope and participation is manifesting itself in the form of public empowerment and engagement in revitalization and social-capital building endeavors. The inclusive nature of Gloversville’s revitalization has empowered ordinary citizens to effect positive change regardless of money or social standing. Our city is a perfect example of placemaking, a place-focused, people-led form of development. Gloversville is rich in place capital, the shared wealth (built and natural) of the public realm. We are working to harness this capital to generate sustainable economic growth for our community. When the community not only believes in the change, but also believes that they can be an important part of that change, the opportunities are limitless.

Revitalization in Gloversville has been led by a dedicated group of volunteers, officials, and staff who truly cherish Downtown Gloversville. They love Downtown Gloversville because of its location and assets. The City of Gloversville is located near the foothills of the Adirondacks in rural Fulton County and is linked to communities, recreational areas and neighborhoods by the FJ & G (Fonda, Johnstown and Gloversville) Rail Trail which passes through Downtown. The compact, walkable, and historic downtown, listed on the National Register of Historic Places, provides residents and visitors a unique urban experience complemented by arts, culture and community events.

Perry’s Downtown, situated at the Adirondack State Park, is a compact, provides a unique urban experience with a variety of building styles in a walkable urban core.
The City of Gloversville is ready for the Downtown Revitalization Initiative because it has been committed to placemaking and reinvesting in Downtown. A DRI investment is not the beginning of revitalization for the City, but will propel it to the next chapter in its revitalization journey. The results of the revitalization and economic development efforts to date are impressive:

- Establishment of the Downtown Development Specialist position, a public partnership between the City and Fulton County Center for Regional Growth, that provides a champion for Downtown;
- $57 million in public and private investments by small entrepreneurs, craft food producers, technology companies and the City;
- 472 jobs created and retained that will help to sustain downtown’s long-term revitalization; and
- Successful implementation of 27 state grants totaling $29.5 million.

14 transformational projects that have been vetted by the DRI committee include a mix of public and private projects. Individually and together the projects will have a catalytic impact on Gloversville’s economy as well as the region.

The City of Gloversville is committed to developing a high quality DRI Strategic Plan with competitive projects.

To demonstrate the City’s Commitment we have reserved, by resolution, $1.5 million into a DRI fund to assist DRI public projects and to hire a DRI coordinator for 5 years.
DOWNTOWN IDENTIFICATION

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

The DRI Committee has selected an 82.2 acre boundary for the City of Gloversville’s 2019 DRI application. The boundary generally conforms to the boundary of the recently completed Downtown Development Strategy that outlined goals, strategies and recommendations for the traditional, historic downtown core in Gloversville.

The DRI boundary stretches from 1st Avenue in the north to Burr Street in the south; from the City Hall and Cayadutta Street in the west to Fremont Street and Broadway Street in the east. It includes a mixture of historic mixed use buildings, government facilities, industrial properties, parking areas, and apartment buildings. Vacant parcels, underutilized sites and buildings, and abandoned sites and buildings throughout the downtown offer potential for redevelopment and revitalization.

The City of Gloversville has a unique and advantageous location between the growing Capital Region and the Adirondacks. The City is connected with nearby and regional cities, towns, and villages through an intricate network of various State Highways (e.g. Routes 29A, 30A, and 309) and local roads. Of particular interest, the city lies west of Saratoga Springs, the State’s fastest growing municipality. The City of Gloversville is currently poised to serve the inevitable overflow of residents and businesses from the Saratoga area with its surplus of beautiful and affordable historic buildings and robust network of infrastructure.

One of the main reasons the area was selected for the DRI Boundary is that it is the appropriate size and scale. With more than 200 buildings and 1 million square feet of space, downtown is poised for revitalization with a mix of potential DRI projects that total more than $30 million.

The DRI boundary in Gloversville is located in the center of the City of Gloversville near the intersection of State routes 29A and 309. The DRI is less than five miles from the Adirondack State Park, approximately seven miles from the New York State Thruway and less than 15 miles from the flourishing Saratoga County to the east.

One of the main reasons the area was selected for the DRI Boundary is that it is the appropriate size and scale. With more than 200 buildings and 1 million square feet of space, downtown is poised for revitalization with a mix of potential DRI projects that total more than $30 million.
2) **Past investment, future investment 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. Describe recent planning efforts that support public and private investment in the proposed DRI area.

The City of Gloversville and local economic development partners have been successful in attracting public and private investment to the area. Over the last decade more than $57 million has been invested into more than 30 projects in the DRI boundary and surrounding areas by both public and private entities (Tables 1 & 2).

A significant amount of investment has been made by the City and Downtown partners using grant funds from the Regional Economic Development Council’s (REDC) Consolidated Funding Application (CFA) and other state programs including:

- **Housing Rehabilitation Programs** – 183 low to moderate income homeowners have been assisted with $3.64 million in funding from the New York State Office of Community Renewal to make essential home repairs to housing in neighborhoods in or near the DRI Boundary.

- **New affordable housing** – The City and development partners secured $9.2 million for construction of the 37 unit Estee Commons at the northern gateway into the DRI boundary.

- **Economic Development Initiatives** - $1.175 was obtained by the City for economic development initiatives including funding for a new downtown incubator and a $750,000 Restore NY grant to renovate a historic bank building in the downtown core for a local company.

- **Gloversville Public Library** – The historic Carnegie Library received more than $3.2 million in state funding for the $9 million historic restoration of this anchor in downtown Gloversville.

- **Kingsboro Hotel Renovation** – the Gloversville Housing Authority recently completed a $7.2 million renovation of the former Kingboro hotel to create 40 units of affordable housing in the center of the DRI boundary with funding from the Housing Trust Fund/NYS Housing & Community Renewal.
Table 1. Public Investments In or near DRI Boundary 2008-2018

<table>
<thead>
<tr>
<th>Name of Grant</th>
<th>Year of Award</th>
<th>Awarding Agency</th>
<th>Project Description</th>
<th>Amount of Grant</th>
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<tbody>
<tr>
<td>RestoreNY Program</td>
<td>2008</td>
<td>Empire State Development Corporation</td>
<td>Demolition Project</td>
<td>$516,000</td>
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<td>HUD HOME Program</td>
<td>2008</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 21 Homes</td>
<td>$340,000</td>
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<tr>
<td>Affordable Housing Program</td>
<td>2009</td>
<td>NYS Affordable Housing Corporation</td>
<td>Affordable Housing Home Ownership</td>
<td>$540,000</td>
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<tr>
<td>HUD HOME Program</td>
<td>2009</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 24 Homes</td>
<td>$400,000</td>
</tr>
<tr>
<td>COPS Program</td>
<td>2010</td>
<td>U. S. Dept. of Justice</td>
<td>COPS Hiring</td>
<td>$540,000</td>
</tr>
<tr>
<td>HUD Community Development Block Grant</td>
<td>2011</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 24 Homes</td>
<td>$400,000</td>
</tr>
<tr>
<td>HUD Community Development Block Grant</td>
<td>2012</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 24 Homes</td>
<td>$400,000</td>
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<td>HUD HOME Program</td>
<td>2012</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 18 Homes</td>
<td>$400,000</td>
</tr>
<tr>
<td>COPS Program</td>
<td>2012</td>
<td>U. S. Dept. of Justice</td>
<td>Community Policing</td>
<td>$250,000</td>
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<tr>
<td>HUD Community Development Block Grant</td>
<td>2013</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 22 Homes</td>
<td>$400,000</td>
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<td>HUD Community Development Block Grant</td>
<td>2014</td>
<td>NYS Office of Community Renewal</td>
<td>Estee Commons Apartments - 37 Unit Senior Affordable Housing</td>
<td>$400,000</td>
</tr>
<tr>
<td>HUD Community Development Block Grant</td>
<td>2015</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 20 Homes</td>
<td>$400,000</td>
</tr>
<tr>
<td>HUD HOME Program</td>
<td>2015</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 12 Homes</td>
<td>$400,000</td>
</tr>
<tr>
<td>COPS Program</td>
<td>2016</td>
<td>U. S. Dept. of Justice</td>
<td>Community Policing</td>
<td>$250,000</td>
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<tr>
<td>RestoreNY Program</td>
<td>2016</td>
<td>Empire State Development Corporation</td>
<td>Development of a Business Incubator Facility</td>
<td>$425,000</td>
</tr>
<tr>
<td>Multiple Funding Sources</td>
<td>2016</td>
<td>NYS Attorney General, HTFC, NYSERDA</td>
<td>Estee Commons Apartments</td>
<td>$9,200,000</td>
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<tr>
<td>Multiple State Funding Sources</td>
<td>2016</td>
<td>SAM and ESDC funding</td>
<td>Gloversville Public Library</td>
<td>$3,230,000</td>
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<tr>
<td>Local Initiatives Support Corporation</td>
<td>2017</td>
<td>NYS Attorney General</td>
<td>Code Enforcement, Enforcement of State Zombie Laws</td>
<td>$150,000</td>
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<tr>
<td>Housing Trust Fund Corporation</td>
<td>2017</td>
<td>NYS Dept. of Housing and Community Renewal</td>
<td>Re-purposing of Kingsboro Hotel for 40 affordable housing units</td>
<td>$7,200,000</td>
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<tr>
<td>HUD Community Development Block Grant</td>
<td>2017</td>
<td>NYS Office of Community Renewal</td>
<td>Replacement of Interceptor Sewer Lines</td>
<td>$750,000</td>
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<tr>
<td>RestoreNY Program</td>
<td>2017</td>
<td>Empire State Development Corporation</td>
<td>Rehab of Mixed Use Commercial Property on Main Street</td>
<td>$750,000</td>
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<tr>
<td>HUD Community Development Block Grant</td>
<td>2018</td>
<td>NYS Office of Community Renewal</td>
<td>Economic Development - Century Linen &amp; Uniform, 156 Jobs</td>
<td>$750,000</td>
</tr>
<tr>
<td>HUD Community Development Block Grant</td>
<td>2018</td>
<td>NYS Office of Community Renewal</td>
<td>Housing Rehabilitation Program - Rehab of 18 Houses</td>
<td>$500,000</td>
</tr>
<tr>
<td>Local Waterfront Revitalization Program</td>
<td>2018</td>
<td>NYS Dept. of State</td>
<td>Local Waterfront Revitalization Planning Study</td>
<td>$78,000</td>
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<tr>
<td>Pedestrian Safety Action Plan</td>
<td>2018</td>
<td>NYS Department of Transportation</td>
<td>Pedestrian Safety Improvements in Downtown Gloversville</td>
<td>$600,000</td>
</tr>
<tr>
<td>WQIP Program</td>
<td>2018</td>
<td>NYS Department of Environmental Conservation</td>
<td>TV Camera Study and Assessment of City Sewer System</td>
<td>$100,000</td>
</tr>
<tr>
<td>Local Initiatives Support Corporation</td>
<td>2019</td>
<td>NYS Attorney General</td>
<td>Code Enforcement, Enforcement of State Zombie Laws</td>
<td>$130,000</td>
</tr>
</tbody>
</table>

TOTAL $29,569,000
The City of Gloversville and local economic development partners have been successful in attracting public and private investment to the area. Over the last decade more than $57 million has been invested into more than 30 projects in the DRI boundary and surrounding areas by both public and private entities.

Private investors have complemented public investments in the City with a variety of mixed use, commercial, and industrial projects in the DRI boundary or in nearby facilities including:

- Pioneer Windows will be investing more than $12 million at their Fulton County facility this year.
- Century Linen, headquartered in Gloversville, just north of the DRI, recently invested $4.9 million at their facility.
- Taylor Made Products, another Gloversville headquartered company directly south of the DRI, recently invested $2 million at their facility.
- Espuna, a Spanish company specializing in specialty foods, invested $3 million into their Gloversville facility.

Table 2. Private Investments in or near DRI, 2015-2018

<table>
<thead>
<tr>
<th>Year</th>
<th>Business</th>
<th>Capital Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Evolution Recycling</td>
<td>$ 200,000</td>
</tr>
<tr>
<td>2018</td>
<td>Pioneer Windows</td>
<td>$ 12,000,000</td>
</tr>
<tr>
<td>2018</td>
<td>Century Linen</td>
<td>$ 4,900,000</td>
</tr>
<tr>
<td>2018</td>
<td>Evolution Recycling</td>
<td>$ 80,000</td>
</tr>
<tr>
<td>2018</td>
<td>Taylor Made</td>
<td>$ 2,000,000</td>
</tr>
<tr>
<td>2018</td>
<td>Gloversville Public Library – private investments</td>
<td>$ 6,000,000</td>
</tr>
<tr>
<td>2019</td>
<td>City National Commons – private investment</td>
<td>$ 1,000,000</td>
</tr>
<tr>
<td>2015</td>
<td>Espuna</td>
<td>$ 3,000,000</td>
</tr>
<tr>
<td></td>
<td>TOTAL</td>
<td>$ 29,180,000</td>
</tr>
</tbody>
</table>

Planning efforts are supporting the economic and community investments in Gloversville. The City completed a Downtown Development Strategy in September 2018 that was placed based and market driven. The main goals of the plan were to focus on the Downtown’s core strengths – historic buildings, nearby recreational opportunities, a compact mixed use downtown and entrepreneurship. While there were more than 30 recommendations, the priority projects included:
Development of 50 new market rate housing units in existing and new buildings;
Attraction of 3 new restaurants;
Developing an incubator for retail, restaurants, food and the arts;
Creating a Downtown to creek multi-modal corridor;
Obtaining funding for critical anchors like the Glove Theatre; and
Making Downtown more pedestrian and bike friendly

Fulton County also recently completed a Economic Development Plan and two of the main goals were to partner with the City on implementation of the Downtown Strategy and attraction of retail in the City.
3) **Recent or impending job growth.** *Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.*

Although the City of Gloversville is a small City in a rural county it has benefitted from positive economic development trends in the area. Table 3 and the list of projects that follow outline projects in or near the proposed DRI boundary that have created and retained 472 jobs recently. And since many of the jobs created or retained are professional administrative, design or engineering jobs, the job growth will help to support redevelopment in downtown Gloversville.

<table>
<thead>
<tr>
<th>Year</th>
<th>Business</th>
<th>Jobs Created</th>
<th>Jobs Retained</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>Pioneer Windows</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>Century Linen</td>
<td></td>
<td>156</td>
</tr>
<tr>
<td>2018</td>
<td>Pioneer Windows</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>Taylor Made</td>
<td></td>
<td>120</td>
</tr>
<tr>
<td>2018</td>
<td>Antonucci’s Wholesale Produce &amp; Seafood</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>Espuna</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td>2018</td>
<td>Evolution Recycling</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>Pioneer Windows</td>
<td></td>
<td>15</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL</strong></td>
<td><strong>85</strong></td>
<td><strong>288</strong></td>
</tr>
</tbody>
</table>

While Table 3 outlines jobs created or retained in the last 2 years there have been a significant number of other projects that have created almost 100 jobs recently in or near the DRI Boundary including:

- **City National Commons**
  The former bank building has been purchased and building renovation and reuse of the landmark facility has already begun. The building has been converted into commercial office space, apartments, and restaurant/event space. At full occupancy, the space will provide employment for a total 20 to 25 people. The building recently received a $750,000 boost from a 2018 Restore NY grant.

- **Mohawk Harvest Cooperative Market**
  Mohawk Harvest is the community’s kitchen and living room. As Downtown’s *third space*, it provides a central gathering place for residents and visitors alike. The market currently employs six full-time employees. A planned expansion will add an additional four employees within the next three years.

- **18 East Fulton Street**
  A $150,000 renovation of a key building on East Fulton Street has recently been completed. The project has created office suites and will house a start-up engineering firm with an anticipated 5 full-time positions in addition to an area non-profit with 20 employees.

*472 jobs have been created over the last decade in the Gloversville area which will support long-term revitalization of Downtown Gloversville*
• **Avanti Controls Systems, Inc.**
  Avanti Controls Systems, Inc. designs and builds high tech control systems for industrial and municipal applications. It retrofitted a building on Main Street to create a technology hub. The company has $800,000 invested to date. Avanti Controls Systems, Inc. currently employs 4 engineers and one clerical staff and have added an additional 15 highly-skilled, full-time positions.

• **Fulton County Center for Regional Growth**
  Fulton County Center for Regional Growth (CRG) took title of 34 West Fulton Street in April 2016. The organization has 3 full-time employees and several part-time staff. CRG has implemented an approximate $750,000 renovation to their 35,000 sq. ft. facility supported by private and public grant awards for a business incubator. It is anticipated when completed, the incubator will create 40 – 65 jobs in Downtown Gloversville. Jobs will range from business start-ups to skilled technical positions.

• **Pata Negra/Espuna International**
  Spanish-based Espuna produces chorizo and high-quality charcuterie for restaurant and retail sale. The Gloversville facility, located within a mile of the City’s downtown, currently employs 15 people. The company has recently completed a $1 million expansion. The expansion created an additional 10 jobs, bringing their total up to 25 positions before the company’s most recent expansion in 2018.

• **Burr Street Redevelopment/Gloversville Housing Neighborhood Improvement Corp. (GHNIC)**
  GHNIC is the City’s land bank. The non-profit organization has been acquiring blighted properties along Burr Street with the goal to redevelop the area into a mixed-income residential neighborhood. The $21 million project will create an estimated 60 to 70 construction jobs and require 12 to 15 facility maintenance staff.

In Gloversville you can buy exotic foods at Espuna and Antonucci’s Wholesale Market or local and regional foods at the Mohawk Harvest Cooperative Park (Photo credits – company websites and Tyron Technology Park website).
- **Evolution Recycling**
  Evolution Recycling is a recycling operation including a computer component recycling operation and data destruction business, which is undertaking a $220,000 expansion and adding 5 jobs.

As a result of investments in private businesses, the economy continues to improve in the Gloversville micropolitan area. The unemployment rate in the micropolitan dropped from 11 percent in 2012 to 5.1 percent in 2018.

Between 2000 and 2016 the number of Administration and Management establishments has increased by more than 57 percent in the Mohawk Valley and Government related firms have increased by 13 percent. The number of health care businesses has grown from 139 to 163 over the same time period. Based on the growth in those industries and others, a recent Economic and Market Analysis estimated Downtown Gloversville could attract up to 400 office related jobs and 100 jobs for retail, restaurant and accommodations over the next 10 years. A $9.7 million DRI investment could accelerate the attraction of those jobs. While the significant loss in manufacturing jobs certainly impacted Downtown Gloversville, the current service employment base will be good for downtown because many of the jobs are “downtown inclined industries.”

A recent Economic and Market Analysis estimated Downtown Gloversville could attract up to 400 office related jobs and 100 jobs for retail, restaurant and accommodations over the next 10 years.
4) **Attractiveness of physical environment.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

Our city is a perfect example of placemaking, a place-focused, people-led form of development. Gloversville is rich in place capital, the shared wealth (built and natural) of the public realm. We are working to harness this capital to generate sustainable economic growth for our community. When the community not only believes in the change, but also believes that they can be an important part of that change, the opportunities are limitless.

In January 2017, a Downtown Development Specialist (DDS) was hired to solely focus on the revitalization of Downtown Gloversville – its businesses and its community. The Office was increased by adding a part-time administrative assistant in 2019 due to the success of, and demand for, programing generated by the DDS.

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

**Attractiveness of the Downtown’s Built Environment**

Because of these efforts Gloversville has something for everyone and is an attractive place for businesses, residents and visitors. First, and foremost, is Gloversville’s incredibly unique and preserved built environment that creates a unique sense of place. In short, Downtown Gloversville is one of the most unspoiled urban environments in Upstate New York not impacted by the failed decisions of urban renewal. Over the past 10 years multiple mixed use and commercial properties in the district have been sensitively restored over the past 10 years including:

- The Gloversville Public Library, just one block east of the Four Corners, (primary downtown central intersection) was carefully restored at a cost of over $9 Million.
Schine Memorial Hall (below) was built in 1881 on the east side of North Main Street one block north of the Four Corners as an opera house which in the 1920s became the home offices of the Schine theater empire. It has been renovated by a local group of citizens who formed a LLC to finance renovation.

The former Kingsboro Hotel was fully renovated just last year at an approximate cost of $7.2 Million for affordable housing. It retains its original historic façade fully restored and is fully occupied.

What is currently known as “The Rose” is the next building south of the Kingsboro Hotel was purchased by Susan Casey less than 10 years ago and fully renovated for a mix of commercial and residential units at considerable expense.

The Knox Building is an historic six story office building at 52 South Main Street has been recently renovated by Susan Casey as a commercial laundry and the upper floors are the subject of a new residential project for military veterans.

The Eccentric Club is an historic building at 109 North Main Street recently completed the restoration of several interior aspects as well as the glass and iron cupola over the main entrance.

While the individual buildings are important, the collection of historic buildings of varying styles, heights and materials, built at the human scale, provide a unique visual experience for all to enjoy. And the sense of enclosure provided by the buildings makes downtown streets feel safe and comfortable for pedestrians and bicyclists.
Attracting Residents of all Backgrounds

The City of Gloversville has aggressively sought to provide a mix of housing opportunities in the downtown and City overall to benefit a diverse population. As stated in section 2, the City has obtained $3.64 million in funding to assist 183 low to moderate income homeowners make essential home repairs to housing in neighborhoods in or near the DRI Boundary. The City and development partners have also secured $15 million for construction of 77 new affordable apartment units downtown. Together, the projects provide quality housing options for seniors, families, disabled persons and, fortunately, as required by the funding agencies, the grants benefit all regardless of background.

260 affordable housing units have been rehabilitated or built in Gloversville over the last decade

In addition, the Housing Market Analysis completed for the Downtown Strategy recommended that the City should focus a downtown residential strategy on creating 50 loft style market rate apartments in existing upper story spaces and 100 new market rate residential rental units on vacant downtown properties in the next 10 years to provide a greater housing mix and variety of housing in the Downtown core. The report recommends the City focus on housing first to create a neighborhood downtown that will support more retail and restaurants. This is a feasible and realistic strategy based on the overwhelming demand and the anticipated housing shortage and prices in adjacent Saratoga County.

Downtown’s Recreational, Arts and Cultural Amenities Make it Attractive

In 2017 the city on its own adopted a plan of enhancement of its recreational amenities, many of which are already connected to one another by an eight foot wide paved bikeway and recreational trail known as the FJ & G (Fonda, Johnstown and Gloversville) Rail Trail. This trail was created along a former rail bed and runs through the entire city and beyond. Trail Station Park is located downtown and features a gazebo, a small pavilion and a footbridge across the Cayadutta Creek. The city has engaged consultants to develop plans for a spray park to be located there along with rest rooms, benches and other amenities.

Castiglione Park, in the center of downtown on North Main Street, will be restored for a downtown festival space and act as a key node for a connection to the rail trail east to the Glove Theatre. Plans call for the trail extension to also connect with the Farmers’ Market Pavilion and what will be developed as Market Square. This will form an attractively designed public corridor to be used for recreational and cultural events. It will also create a more intimate connection between the Market Pavilion and Main Street.

Additionally, the entire three block area between Main Street and Trail Station Park will be traversed by a protected bike lane and pedestrian promenade to encourage safe and easy non-motorized access between downtown and the recreational trail. This will also encourage infill development along Church Street.

The city also has a number of music and art venues supported by the public through several civic organizations:

- Micropolis Gallery is located within Mohawk Harvest Cooperative Market at 30 North Main Street. It is a true artists’ cooperative with a core mission of supporting and exhibiting the work of local artists and artisans.
The Glove Theater in the center of downtown at 40 – 44 North Main Street was built in 1914 as a Vaudeville entertainment venue. It became the home and flagship theater of the Schine nationwide movie empire in the 1920s and eventually closed in 1974. Shuttered for over 20 years, it was reborn as a live performance venue in 1997. It is owned and has been operated since then by the Gloversville Theater Corporation, a nonprofit 501 c 3 entity. The corporation has recently been taken over by a new and more pro-active board of directors which is re-establishing its financial integrity, making needed improvements to the facility and formulating a plan of restoration in phases. A capital campaign is planned, and a solid business plan is being developed for operations after each phase of the restoration.

Gloversville Community Music is a non-profit consisting of several professional musicians headed by Joshua Thompson. It is headquartered in Schine Memorial Hall, 28 – 38 North Main Street. It presents an ambitious program of classical and jazz concerts in a number of venues in the region.

Mohawk Harvest Cooperative Market is a food co-op in the center of downtown. In addition to operating a grocery store, deli and café 7 days per week, it promotes and hosts a variety of cultural events throughout the year and has become the beating heart of Downtown Gloversville’s rebirth.
Placemaking Connects a Diverse Population with Downtown

The Downtown Development Specialist (DDS) has led and shepherded a comprehensive Placemaking effort in Downtown Gloversville that has included a three-year placemaking plan meant to encourage and build community involvement and trust in the process of revitalization in downtown Gloversville. The plan included the following strategies:

- **Year 1: Imagine Change** (Organizationally Driven) – Inspiring the local community and potential businesses by seeing all the wonderful things that are possible within an easy, walkable downtown.

- **Year 2: Be the Change** (Community Collaboration) – Collaborating with community organizations and individuals to participate in DDS and community driven programming, increasing stakeholder buy-in and ensuring a sustainable change downtown. Events included seasonal downtown events, a statewide Placemaking 101 conference, and an Artist in Residence Program.

- **Year 3: Live the Change** (Community Driven) – Provide minor support to community events and projects while turning focus to business-driven programming. The efforts in Years 1 & 2 by DDS have created a viable base to encourage both new businesses and residents who will have a stake in the direction of downtown.

The Downtown Development Specialist (DDS) has led and shepherded a comprehensive placemaking effort in Downtown Gloversville that has included a three-year placemaking plan meant to encourage and build community involvement and trust in the process of revitalization in downtown Gloversville.

To realize the goals of the Placemaking efforts the DDS has overseen multiple efforts including:

- **Business Owner’s Roundtable**: A monthly discussion for business owners to talk about major issues and propose projects that will make the downtown business district a more vibrant and busy place.

- **Grassroots Gloversville**: A monthly discussion for community members to meet at a local pub to have a beer, catch up, meet new people and talk about important issues to them, action steps they can take and relationships they can build.

- **Organizational mentorship of the Glove Theatre Board of Directors**: The DDS was approached in April 2018 to work with the Board of Directors at the Glove Theatre and as a result the board of directors has undergone a major overhaul, a tactical plan has been developed to meet the most immediate needs of the organization into 2020 and the finances of the Theatre have been taken to task and are now in order.

- **Mentorship of key personnel in downtown**: The DDS works with several heads of key organizations in downtown Gloversville. The mentorship includes monthly meetings, targeted coaching for the individual’s needs and concerns and planning of action steps to overcome barriers to success.

- **Pilot Artist in Residence Program (ARP)**: The ARP documented downtown Gloversville over the course of a 12-month period through original works, community outreach and public art pieces.
100in1 Day: Gloversville: On May 4, 2019, Gloversville hosted the nation’s first 100in1 Day. 100in1 Day is an international day of action founded in Bogota, Columbia in 2012 where citizens sought to instigate change in their communities through grassroots activism, creating connections between people and activating public spaces. The event was a major success with over 90 activities throughout the City and hundreds of community members participating in small actions to make their home a better, brighter place to live.

Community Action: In February of 2019, the DDS office conducted a SWOT analysis with varied participants representing businesses, organizations, city government and individual citizens. This analysis and discussion lead to the desire to create actions steps to affect positive change for key issues within the city, specifically in the downtown core.
5) **Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies that support livability and quality of life in downtown are not currently in place, describe near-term efforts by the municipality to create and implement such policies.

The City of Gloversville is committed to creating a high quality of life for its residents and businesses citywide. That same emphasis has focused on Downtown where the impacts and benefits of quality of life improvements can be the greatest. Some of the efforts to improve quality of life within Downtown include:

1. **Downtown Development Strategy**
   As stated in the Executive Summary “The City, Fulton County Center for Regional Growth, and the Fulton County Planning Department partnered on developing this placed based, market driven plan. All are passionate about advancing the re-birth of historic Downtown Gloversville because they are proud of its history and its potential to provide catalytic impacts to the City and Fulton County.”

   The 2018 strategy, adopted by City Council, provides a visionary yet practical road map to redevelop and repurpose public and private spaces downtown with local and regional partners. Having this document will give the City and DRI Local Planning Committee a head start after the DRI award is announced.

2. **Comprehensive Plan Update**
   The City recently adopted an updated Comprehensive Plan in early 2015 that was last updated in 2003. The Vision of the Plan was based on improving the City’s quality of life and maintaining the attributes that make it unique. As stated in the plan:

   The qualities that make Gloversville unique still continue. Many characteristics combine to provide the distinct livability of the City: the physical setting, at the foothills of the Adirondacks, the gateway to its 6 million acre preserve and the Great Sacandaga Reservoir; the historic urban and downtown settings, with a variety of walkable neighborhoods, which promote a broad range of lifestyles; and the potential for a number of commercial, industrial and technology-based developments. The Comprehensive Plan calls for maintaining the basic physical and social qualities and enhancing the economic prospects of the City.

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

4. **Low Interest Loan Pool with CRG**
   In 2016, an agreement was reached between the city of Gloversville and the Fulton County Center for Regional Growth (CRG) that established a jointly controlled $900,000 low interest loan fund. The fund is
managed by a seven person board comprised of the city mayor, three council members, and three members of the CRG board. Its focus is on economic development within the city and serves as a lender for small to medium sized enterprises.

5. **Downtown Development Specialist Underwritten by Public/Private Partnership**

In 2016, a partnership was established made up of several private business organizations, the CRG, the downtown BID, the Gloversville Economic Development Corporation (GEDC), and the City of Gloversville. Each of these “stakeholders” pledged financial underwriting for the cost of a Downtown Development Specialist (DDS) for three years – demonstrating each of their commitments to the placemaking strategy for the revitalization of Gloversville. The DDS was hired and took office in January of 2017. The DDS reports directly to the Executive Director of CRG. She has already moved forward with several significant initiatives designed to make downtown the central feature in the life of the community.

6. **Vacancy Ordinance**

In 2016, the city enacted a vacancy ordinance. This measure imposes a responsibility on owners of vacant buildings to register the property with the Fire Chief. Registration requires a written plan for the structure. The plan may call for rehabilitation, demolition, or continued vacancy. The rehabilitation or demolition plan must be implemented within one year. Continued vacancy carries substantial and increasing yearly fees. Implementation will serve to eventually eliminate zombie structures and blighted properties that are a severe detriment to the quality of neighborhoods. This unique program is yet a further demonstration of Gloversville’s leadership’s commitment to being a model for other regional municipalities.
7. **Neighborhood Quality Administrator**
   For years, the city has struggled to find a cost effective way to increase and streamline enforcement of existing maintenance codes. Though blight enforcement has historically been the responsibility of the fire department aided by public works, the city attorney and the city assessor, enforcement has taken a back seat to the primary functions of these departments. In 2016, recognizing the need for broader and more aggressive enforcement and further demonstrating the City’s commitment to downtown revitalization, the City applied for and received a grant from LISC to establish a full time position of Neighborhood Quality Administrator (NQA). The NQA took office in May 2017. His primary responsibility will be a coordinated and bolder enforcement of the City’s building maintenance codes, particularly the vacancy ordinance. He will be working under the direct supervision of the Fire Chief and in close cooperation with other departments and the city attorney. The NQA will have responsibility for outreach to homeowners at risk of foreclosure, as well as the ability to direct referrals to the foreclosure prevention initiatives of the Attorney General’s office. This office is designed to finally place the city’s efforts at blight enforcement and foreclosure prevention on the front burner.

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

9. **Farmers Market**
   Gloversville has had a farmers market since 1993. In 2006, the City applied for and received grant funds to build a Farmers Market Pavilion in a prominent downtown location. As a result, the market increased greatly in popularity with a greater positive impact on other downtown businesses. Plans are in the initial stages to enhance the area around the pavilion into a more vibrant urban square hosting permanent business activity.

10. **Gloversville Housing Neighborhood Improvement Corp. (GHNIC):** *GHNIC is the* City’s land bank that has been acquiring blighted properties along Burr Street in the southern section of the DRI with the goal to redevelop the area into a mixed-income residential neighborhood.
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. Characterize the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan.

The City of Gloversville created a Downtown Revitalization Initiative application committee made up of six members to develop the DRI application and potential projects. The DRI application committee members were a mix of City officials, Fulton County economic development representatives, the Downtown Development Specialist and the City’s grants consultant. The committee met multiple times and provided guidance on application preparation.

On Monday, May 20th, the DRI application committee hosted a Public Meeting at the historic Gloversville Public Library – a Carnegie Library that recently underwent a major restoration and addition. An ad was placed in the local newspaper, a press release was issued about the meeting which (resulting in a complimentary news article), notices were sent directly to community members, and notices were placed on community websites and social media.

After a brief introduction that included background on the DRI program, DRI principles and DRI project categories, residents were asked to review all the potential projects on boards and place post-it notes with comments on the boards.

In addition to the project boards participants were asked to comment on the draft DRI Vision Statement and DRI Boundary. A separate easel was also set up to encourage participants to provide “other ideas” that the DRI committee may not have thought about. All in attendance liked the projects proposed.

The capacity of the City to participate in a DRI program was demonstrated during this process. Projects were developed and selected, a public meeting was held, and a competitive application was completed in a very short time frame.

The DRI Application committee meeting to discuss the DRI application, potential projects and public input in May 2019.
Residents, businesses, organizations and members of the DRI subcommittee attend the public meeting and discuss the merits of potential projects.
7) **Transformative opportunities.** Describe opportunities to build on the strengths described above by providing a list of transformative projects that could be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project). Identify potential development opportunities, such as municipally-owned property that may be appropriate for redevelopment. Projects may be public or private, and could address economic development, transportation, housing, and community development needs. It should be recognized that if a DRI award is made to the downtown, the projects identified here, along with any others that may arise during the DRI planning process, will ultimately be vetted by the Local Planning Committee and the State to determine which projects receive DRI grants.

The City of Gloversville DRI Application Committee has identified 14 transformative projects totaling more than $30 million of investment that could potentially be eligible for DRI funding. The pages that follow provide a list and description of each project which address the key goals of Gloversville’s DRI project:

- Celebrating year-round arts and culture
- Promoting our recreational assets;
- Leveraging our history; and
- Investing in Placemaking.

To demonstrate the City’s commitment to implementing the DRI, the City of Gloversville has formally adopted a resolution to move $1.1 million in excess fund balance into a DRI fund. The $1.1 million in funding will be provided as a match toward DRI public improvement projects selected for funding in order to leverage the $10 million award.
<table>
<thead>
<tr>
<th>Project #</th>
<th>Applicant</th>
<th>Project</th>
<th>Description</th>
<th>Total Project $</th>
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<tbody>
<tr>
<td>1</td>
<td>City of Gloversville</td>
<td>Establish a Downtown Building Fund</td>
<td>The FCCRG Downtown Development Specialist will administer a Downtown Building Improvement fund for exterior and interior improvements modeled after the NY Main Street Program for multiple buildings.</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>2</td>
<td>City of Gloversville</td>
<td>Enhance Downtown Parking Lots</td>
<td>Downtown parking lots will be rehabilitated and extensive landscaping, decorative lighting, electric charging stations and green infrastructure will be implemented to make the lots more inviting, safer and attractive.</td>
<td>$750,000</td>
</tr>
<tr>
<td>3</td>
<td>City of Gloversville</td>
<td>Create a Downtown to Creek Cultural &amp; Recreational Corridor</td>
<td>Create a multi-modal corridor to connect the Creek and FG &amp; J rail trail with the Farmers Market, Castiglione Park, Glove theatre and public parking. Funding would also provide upgrades to Castiglione Park and the Farmers Market.</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>4</td>
<td>City of Gloversville / Estee Housing Develop. Fund Co.</td>
<td>Develop a Northern Downtown Gateway Park at Estee Commons</td>
<td>The FCCRG, City and the developers of the Estee Commons residential project will renovate and enhance the facade of Estee Commons for a new quasi-public park and inviting northern gateway into the Downtown.</td>
<td>$500,000</td>
</tr>
<tr>
<td>5</td>
<td>Glove Performing Arts Centers</td>
<td>Renovate the Glove Theatre - Phase 1</td>
<td>The new Glove Theatre board will renovate the historic 1914 landmark to increase attendance and provide modern comforts while enhancing historic elements.</td>
<td>$3,500,000</td>
</tr>
<tr>
<td>6</td>
<td>Mohawk / Harvest Cooperative Market</td>
<td>Renovate the Historic Opera House Upper Floors</td>
<td>To build upon the success of the Mohawk Harvest Market, continue renovations to the upper floors and other areas of the historic Opera House to provide spaces for commercial and residential units.</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>7</td>
<td>Mills Block</td>
<td>Renovate the Mills Block</td>
<td>Based on the Building Reuse Analysis completed as part of a NY Main TA grant, the building owner would like to renovate the historic three story mixed use building for commercial and residential uses.</td>
<td>$575,000</td>
</tr>
<tr>
<td>8</td>
<td>Regional Developer</td>
<td>Regenerate Downtown’s Southwest Corner - Phase 1</td>
<td>A regional developer group has expressed interest in renovating multiple buildings in the Southwest quadrant of downtown for a major mixed use development.</td>
<td>$7,500,000</td>
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<tr>
<td>9</td>
<td>Grandoe Building</td>
<td>Repurpose the Grandoe Building</td>
<td>The owners of the building would like to repurpose the historic four story glove factory for a mix of uses including high end residential units.</td>
<td>$3,500,000</td>
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<tr>
<td>10</td>
<td>First Methodist Building</td>
<td>Resurrect the First Methodist Building - Phase 1</td>
<td>The owner of the First Methodist building has expressed an interest in redeveloping the historic church for offices, a restaurant and other uses.</td>
<td>$1,750,000</td>
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<tr>
<td>11</td>
<td>Fulton County Center for Regional Growth</td>
<td>Incubate New Businesses at 34 W. Fulton</td>
<td>Fulton County Center for Regional Growth would like to renovate multiple areas in the building they own for food, art, office, and maker space incubation. The latest technology will also be installed and the façade would be upgraded.</td>
<td>$750,000</td>
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<tr>
<td>12</td>
<td>Mike Medina</td>
<td>Groom 17 North Main</td>
<td>Building owner Mike Medina wants to renovate the existing first floor barber shop, upgrade the 2nd floor for a barber school/shop for persons with autism and renovate the third floor for apartments.</td>
<td>$750,000</td>
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<tr>
<td>13</td>
<td>Family Counseling Center</td>
<td>Expand the Family Counseling Center</td>
<td>The Counseling Center is expanding with an addition to address the demand for job training and dealing with the opioid crisis. The center has already received a $1.5 million grant from the NYS Office of Mental Health for the project.</td>
<td>$7,000,000</td>
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<tr>
<td>14</td>
<td>Local Developer</td>
<td>Renovate the Rubin Glove Factory</td>
<td>A local developer that owns the building would like to repurpose the building for a combination of spaces for an art gallery, studios, workspaces and apartments</td>
<td>$750,000</td>
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**TOTAL** | | | | **$30,725,000** |
**Project:** Downtown Building Fund

**Description**
The City of Gloversville will administer a Downtown Building Improvement fund for exterior and interior improvements modeled after the NY Main Street Program for multiple buildings.

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**Project:** Downtown Parking Lots Improvements

**Description**
Downtown parking lots will be rehabilitated and extensive landscaping, decorative lighting, electric charging stations and green infrastructure will be implemented to make the lots more inviting, safer and attractive.

---

**Project:** Downtown to Creek Cultural and Recreational Corridor

**Description**
Create a multi-modal corridor to connect the Creek and FG & J rail trail with the Farmers Market, Castiglione Park, Glove theatre and public parking. Funding would also provide upgrades to Castiglione Park and the Farmers Market.

---

**Project:** Northern Downtown Gateway Park at Estee Commons

**Description**
The City and the developers of the Estee Commons residential project will renovate and enhance the frontage of Estee Commons for a new quasi-public park and inviting northern gateway into the Downtown.
**Project:** Renovate the Glove Performing Arts Center – Phase 1

**Description**
Renovation of the historic 1914 landmark theater to increase attendance and provide modern comforts while enhancing historic elements.

**Project:** Renovate the Historic Opera House Upper Floors

**Description**
Continue renovations to the upper floors and other areas of the historic Opera House to provide spaces for commercial and residential units.

**Project:** Renovate the Mills Block

**Description**
Based on the Building Reuse Analysis completed as part of a NY Main TA grant, renovate the historic three story mixed use building for commercial and residential uses.

**Project:** Renovate the SW Corner of Downtown – Phase 1

**Description**
Renovation of multiple buildings in the SW corner of downtown for a major mixed use regional development.
Project: Repurpose the Grandoe Building
Description
Renovate the historic four story Mill Building for a mix of uses including residential.

Project: Resurrect the former First United Methodist building
Description
Restore and renovate the historic former church building for offices, a restaurant and other uses.

Project: Incubate New Businesses at 34 W. Fulton
Description
Renovate the building owned by the Fulton County Center for Regional growth for additional incubator space, new technology and potential façade upgrades.

Project: Groom 17 North Main
Description
Building owner Mike Medina wants to renovate the existing first floor barber shop, upgrade the 2nd floor for a barber school/shop for persons with autism and renovate the third floor for apartments.
**Project:** Expand the Family Counseling Center  
**Description**  
The Counseling Center is expanding with an addition to address the demand for job training and dealing with the opioid crisis. The center has already received a $1.5 million grant from the NYS Office of Mental Health for the project.

---

**Project:** Renovate the Rubin Glove Factory  
**Description**  
A local developer that owns the building would like to repurpose the building for a combination of spaces for an art gallery, studios, workspaces and apartments.
1. Establish a Downtown Building Fund (no specific location)
2. Enhance Downtown Parking Lots
3. Create a Downtown to Creek Cultural & Recreational Corridor
4. Develop a Northern Downtown Gateway Park at Estee Commons
5. Renovate the Glove Theatre - Phase 1
6. Renovate the Historic Opera House Upper Floors
7. Renovate the Mills Block
8. Regenerate Downtown's Southwest Corner - Phase 1
9. Repurpose the Grandoe Building
10. Resurrect the First Methodist Building - Phase 1
11. Incubate New Businesses at 34 W. Fulton
12. Groom 17 North Main
13. Expand the Family Counseling Center
14. Renovate the Rubin Glove Factory
<table>
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<th>Project Number</th>
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<td>Wellness Center</td>
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**Total** 6,000,000 $K
8) **Administrative Capacity.** Describe the existing local administrative capacity to manage this planning and implementation initiative, including the ability to oversee contracts for awarded municipal projects using existing staff and resources.

The City of Gloversville is fortunate to have a strong team to implement the Downtown Revitalization Committee led by Mayor Vince DeSantis. Vince is a lawyer who owns several properties in the City including one he is renovating in Downtown. He is a firm believer in Downtown Gloversville and is providing leadership and inspiration to all involved in the historic core’s long term revitalization.

Vince works with seven Council members and each one provides leadership on various volunteer boards throughout the community. Steve Smith, a councilperson at large, has been very active with Vince in advancing downtown revitalization. Steve is an engineer who owns a historic building downtown that hosts his engineering firm.

The City has been very successful administering grants over the last decade. Since 2008 the City has administered 25 grants totaling just under $13 million. Grant administration involved working with property owners; engineers and contractors; and following rules and regulations of multiple state and federal agencies. All of the grants were completed with no findings.

To demonstrate the City’s commitment to the DRI, and to acknowledge the high priority of implementing DRI projects, the City has committed $400,000 from its excess fund balance to hire a DRI Coordinator over a 5 year period. The DRI Coordinator will work closely with the DRI team.

The City also works with multiple partners to complete projects. One of the primary partners is Fulton County. The Fulton County Center for Regional Growth (FCCRG) works with local businesses while the Fulton County Department of Planning and Development assists the City with planning issues. The Downtown Development Specialist position is part of the FCCRG and has been another key driving force behind Gloversville’s downtown successes.

The anticipated management structure to implement the DRI is envisioned as follows:

- **Public Projects** – Administered by the City of Gloversville DRI Coordinator.
- **Private Projects** – Administered by individual businesses with the assistance of the DRI Coordinator and FCCRG.
- **Non-profit projects** – Administered by non-profits with assistance from the DRI Coordinator and FCCRG.

All of the organizations may also be hiring design professionals, grant administrators and contractors to implement their projects.
9) Other. Provide any other information that informs the nomination of this downtown for a DRI award.

Please see attached resolution and support letters that follow.
Intro R-8

Councilmember Smith presented the following resolution and moved its adoption:

RESOLUTION COMMITTING CITY FUNDS TO THE DOWNTOWN REVITALIZATION INITIATIVE

WHEREAS, the City of Gloversville is applying to the State of New York for a grant under the Downtown Revitalization Initiative in the amount of $10,000,000; and,

WHEREAS, the City of Gloversville is fully committed to revitalizing its downtown and making the Downtown Revitalization Initiative highly successful; and,

WHEREAS, the City of Gloversville wishes to provide financial support for the Downtown Revitalization Initiative, to demonstrate its level of commitment and to ensure the success of the projects undertaken through the Downtown Revitalization Initiative;

NOW, THEREFORE, be it hereby

RESOLVED, that the City of Gloversville hereby commits the sum of $1,550,000 to the Downtown Revitalization Initiative, including $1,150,000 for support of public improvements in the downtown area, and $400,000 to pay the salary and fringe benefits for a professional manager to oversee, manage and otherwise carry out the projects undertaken through the Downtown Revitalization Initiative contingent upon receipt of the DRI award.

Seconded by Councilmember: Batchelor

Aye: 6

Nay: 0

Dated: 05/14/2019

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<thead>
<tr>
<th>BATCHELOR</th>
<th>Aye</th>
<th>Nay</th>
<th>SMITH</th>
<th>Aye</th>
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<tr>
<td>LEITT</td>
<td>X</td>
<td></td>
<td>WEISS</td>
<td>X</td>
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<td>SIAKOWSKI</td>
<td>X</td>
<td></td>
<td>ZARRELLI</td>
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<td>SIMONDS</td>
<td>X</td>
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</tbody>
</table>
City of Gloversville
City Hall – 3 Frontage Road
Gloversville, New York 12078-2897

Mr. Ed Flynn
Director of Planning
LaBella Assoc.
300 State St. Suite 200
Rochester, NY 14614

Dear Ed,

I am truly excited about our application to be the recipient of the 2019 DRI award for the Mohawk Valley. I have spent my entire professional life in Gloversville since establishing my law practice here in 1978. Since then I have served over 8 years as a prosecutor and 20 years as City Court Judge. During this entire time I have been directly involved in several initiatives aimed at revitalizing the city, especially its historic urban core. The rescue and restoration of the Glove Theater, the establishment of the downtown Farmers’ Market and construction of its new Market Pavilion, the construction of the F, J & G Rail Trail. The creation of Trail Station Park, and the planting of hundreds of street trees are only a few examples.

I spent my college undergraduate years on Long Island with its sprawling suburbanized environment, then Law School at Saint John’s University in downtown Brooklyn and then two years in the US Army in Europe with its stable, walkable cities large and small. As a result of these experiences, I have become a vocal advocate for the new urbanist philosophy of development and the idea of the walkable, human scale community. In addition to 40 years of community action as a volunteer, I’ve made several personal investments:

- I have written a book on the revitalization of the small American city entitled: “Toward Civic Integrity – Re-establishing the Micropolis” which has been adopted by Project for Public Spaces in New York City through which it is being distributed nationally.
City of Gloversville
City Hall – 3 Frontage Road
Gloversville, New York 12078-2897

- I have purchased and am restoring two adjacent commercial buildings in downtown Gloversville
- I established a 501©(3) corporation, Gloversville Housing & Neighborhood Improvement Corp, which has administered $500,000 in grants to local income qualified homeowners. The corporation is now land banking with a view toward restoring an entire neighborhood in the urban core.
- I purchased and restored my Victorian home near downtown, part of which I operate as a Bed and Breakfast.
- Most recently, I was elected to the city council in 2015, and am now Mayor of the city.

I am certain that Gloversville, more than any community that I have seen, is poised for rebirth as a high quality 21st century city. It has a beautiful historic downtown in the context of a traditional Victorian street grid. It has a tight array of neighborhoods within easy walking distance of the center. It is located within minutes of the Adirondack State Park with its numerous recreational options. It has an enthusiastic citizenry with a strong commitment to cultural enrichment and environmental stewardship.

The award of the Downtown Revitalization Initiative would be the spark that sets Gloversville alight with redevelopment. More than any other city, it would for us be truly transformative.

Sincerely,

Vincent DeSantis, Mayor
May 29, 2019

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

RE: City of Gloversville
   Downtown Revitalization Application

Dear Mayor DeSantis,

I have been the President and CEO of the Fulton County Center of Regional Growth (CRG) for just about five years. Our organization is a private not-for-profit organization and is the Fulton County’s Economic Development Organization (EDO) covering the entire Fulton County.

Since I started at CRG I have had the pleasure of watching and assisting the City of Gloversville with their Economic Development activity. CRG has assisted with small mom and pop startups to large multi-million dollar development projects in the City of Gloversville. Every step of the way, for any economic development projects, The City of Gloversville has stepped up to be a willing and active participant offering any assistance they have at their means. I was so impressed with the City of Gloversville’s leadership, ability, positive attitude and spirit of cooperation, I decide to relocate our offices within the downtown district of the City of Gloversville.
We have been extremely happy with our office move and are witnessing firsthand the development opportunities here within the Downtown District and are fielding many inquiries from developers and businesses who want to be part of the exciting atmosphere that is growing in the City of Gloversville on a daily basis.

It’s important to note that last year saw a flurry of projects and activity in the City of Gloversville. Nearly $22,000,000 worth of downtown development took place, including the completion of 39 apartment of senior residential units and the complete historic renovation of an iconic Carnegie Building, the Gloversville Library. Both these projects have brought back the vibrancy to the downtown, which continues to grow on a daily basis.

A downtown revitalization grant to the City of Gloversville will not just be another grant, it will be transformational.

The Fulton County Center for Regional Growth, is in complete support of the City of Gloversville Downtown Revitalization Application.

Thank you for your continued efforts.

Sincerely,

Ronald M. Peters
President & CEO
May 23, 2019

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

Re: 2019 Downtown Revitalization Initiative (DRI)

Dear Mayor DeSantis:

As Executive Director of The Family Counseling Center, I am writing to wholeheartedly support the City’s application for Round IV of Governor Cuomo’s Downtown Revitalization Initiative. The $10 million award through the DRI program will have a transformative, lasting effect on our City and provide momentum to a revitalization already well underway.

The Family Counseling Center feels strongly that the DRI award will highlight the grit and determination of our small city. Gloversville’s revitalization process is a shining example of how positive, lasting change can occur through the practice of placemaking. The work the City has done to draw in the community not only for their input, but to provide citizens and organizations with the skills to create empowerment and positive change shows the great value our leaders put on sustainable change. The successes Gloversville has accumulated are garnering regional attention, pulling in potential investors for major entertainment and housing projects which will truly transform downtown Gloversville into a destination for the Southern Adirondack area.

Once again, I am pleased to express my strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact me for any reason. I am happy to provide additional information on the great work Gloversville is doing to make a positive, lasting change.

We are proceeding with the construction of our expanded health center. It will enhance access to the mental health, primary care and
addiction treatment services the people of our community. With this expansion we are adding professional jobs to the regional workforce market place. This includes but is not limited to master’s level clinicians, advance medical professionals and physicians.

We have been apart of this community for over forty years and strive every day to make it a healthy place to live, work and play.

Sincerely,

Michael L. Countryman
Executive Director
May 20, 2019

Mayor DeSantis
Gloversville City Hall
3 Frontage Road
Gloversville, NY 12078

Re: 2019 Downtown Revitalization Initiative (DRI)

Dear Mayor DeSantis:

As president of the Glove Theatre Corporation (The Glove Theatre), I am writing to wholeheartedly support the City's application for Round IV of Governor Cuomo's Downtown Revitalization Initiative. The $10 million award through the DRI program will have a transformative, lasting effect on our City and provide momentum to a revitalization already well underway.

The new Glove Theatre board of directors is focusing on building board leadership and getting organizationally prepared for large grants, through board trainings with Jennifer Jennings, the Gloversville Downtown Development Specialist. Building improvements are top priority for our organization as well. This winter, a new furnace was installed inside the theatre. This spring, with the help of volunteers, we were able to remove the tattered tapestries from the walls, and clean and organize throughout the building. Electrical upgrades are scheduled to begin by the end of May as well. Our board is also actively looking to expand our partnerships with community organizations to provide a variety of programming at The Glove.

The Glove Theatre feels strongly that the DRI award, along with the continued effort of our community members, will highlight the grit and determination of our small city. Gloversville's revitalization process is a shining example of how small, de-industrialized cities across the state can create a lasting positive change through the practice of placemaking. The successes Gloversville has accumulated are garnering regional attention, pulling in potential investors for major entertainment and housing projects which will truly transform downtown Gloversville into a destination for the Southern Adirondack area.

Once again, I am pleased to express my strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact me for any reason. I am happy to provide additional information on the great work Gloversville is doing to make a positive, lasting change.

Sincerely,

[Signature]
Laurie Lazinski, President
The Glove Theatre Corporation
(518) 937-7152
lazila34@gmail.com
May 14, 2019

Mayor Vincent DeSantis
City of Gloversville
1 Frontage Rd.
Gloversville, New York 12078

Dear Mayor DeSantis,

The Gloversville Public Library wholly supports Gloversville’s effort to pursue the 2019 Downtown Revitalization Initiative.

So many good things are happening right now in Gloversville. Several, like the Gloversville Library renovation, the redevelopment of Parkhurst Field and the Estee Senior Apartments project, have received assistance from the state’s economic funding pool.

The resources from the DRI grant are key to implementing the goals outlined in Gloversville’s 2015 Comprehensive Plan and will transform the core of the city into a modern 21st century micropolis. Critical infrastructure and cosmetic improvements can be achieved with this funding allowing Gloversville to meet the changing needs of our younger and older generations alike. The ripple effects will have a positive impact throughout the municipality.

The whole community is excited about the projects already underway and this funding will stretch private investment farther so more work can be accomplished sooner.

To paraphrase native Pulitzer prize winning author Richard Russo, ‘green shoots of hope are springing up in this community,’ and this funding will be an important component to successful growth.

Sincerely,

Barbara Madonna
Library Director
May 16, 2019

To whom it may concern:

Please accept this letter in support of the grant application for the Downtown Revitalization Initiative on behalf of Gloversville. As the Gloversville Enlarged School Superintendent, I am keenly aware of the need to improve and invest in the city.

Improvements in the downtown can lead to an economic impact which ultimately effects the school system. Revitalizing the downtown will not only have an economic impact, but also create an ability to establish school-business partnerships that will enhance education opportunities for students.

Clearly, this is a win-win scenario.

Regards,

[Signature]

David Halloran
Superintendent of Schools

cf
May 23, 2019

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

Dear Mayor DeSantis:

As the Director of the Fulton County Office for Aging & Youth, I am writing to strongly support the City’s application for Round IV of Governor Cuomo’s Downtown Revitalization Initiative. The $10 million award through the DRI program will have a transformative, lasting effect on the City of Gloversville and provide momentum to revitalization already well underway.

The Fulton County Office for the Aging & Youth feels strongly that the DRI award will highlight the passion and determination of our small city. Gloversville’s revitalization process is a shining example of how positive, lasting change can occur through the practice of placemaking. The work the City has done to draw in the community not only for their input, but to provide citizens and organizations with the skills to create empowerment and positive change shows the great value our leaders put on sustainable change. The successes Gloversville has accumulated are garnering regional attention, pulling in potential investors for major entertainment and housing projects which will truly transform downtown Gloversville into a destination for the Southern Adirondack area.

Once again, I am pleased to express my strong support for the application submitted by the City of Gloversville. Please do not hesitate to contact me for any reason. I am happy to provide additional information on the great work Gloversville is doing to make a positive, lasting change.

Sincerely,

Andrea Fettinger, BA, MEd
Director
May 15, 2019

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

Re: 2019 Downtown Revitalization Initiative (DRI)

Dear Mayor DeSantis:

I am writing to support the City’s application for Round IV of Governor Cuomo’s Downtown Revitalization Initiative. As the Downtown Development Specialist, I have collaborated with and seen first-hand, the hard work, determination and support the City’s revitalization efforts have in the community. A $10 million award through the DRI program will have a transformative, lasting effect on our City and provide momentum to a revitalization already well underway.

The process of revitalization is currently underway and has been place-focused and people-led. The City is becoming an example of best practices in the area of placemaking, a bottom-up, community generated form of economic development that is proven to be sustainable and far-reaching. In April of 2018, my office hosted Placemaking 101, a conference that welcomed over 70 people from Gloversville, Fulton County and as far away as Rochester. The conference was meant as a primer on how individuals and economic development professionals can effect positive, lasting change in their community through small, low-cost interventions that garner attention and economic impact. In May of 2019, my office organized 100in1 Day: Gloversville – a city-wide day of positive action. 100in1 Day is an international movement that occurs in over 30 cities across the globe, Gloversville is proud to be the first city in the United States to host a 100in1 Day event.

A DRI award, along with the continued effort of our community members, will highlight the grit and determination of our small city. Gloversville’s revitalization process is a shining example of how small, de-industrialized cities across the state can create a lasting positive change through the practice of placemaking transforming downtown Gloversville into a destination for the Southern Adirondack area.

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

Sincerely,

Jennifer Jennings,
Gloversville Downtown Development Specialist
The Leader-Herald

City fine-tuning $10M grant application

Third Ward Councilwoman Elizabeth Batchelor comments on possible projects to be included in the city's application for the $10 million Downtown Revitalization Initiative state grant award through Round IX of the Regional Economic Development Council initiative during a community workshop at the Gloversville Public Library on Monday. (The Leader-Herald/Ashley Onyon)
GLOVERSVILLE — City officials and community members expressed a sense of optimism while providing feedback on possible projects for inclusion in the city’s application for the state’s $10 million Downtown Revitalization Initiative grant during a workshop at the Gloversville Public Library on Monday.

The city is readying a submission for the fourth offering of the $10 million DRI state grant through Round IX of the Regional Economic Development Council initiative with an application prepared by LaBella Associates, which previously worked on the city’s Downtown Revitalization Strategy.

Community members were invited to comment on possible projects to be included in the application for the $10 million DRI award that is due on May 31 and to suggest new ideas to help shape the final submission.

“We are very nimble,” Mayor Vincent DeSantis said Monday welcoming any and all ideas. “We are capable of modifying the application very quickly.”

DeSantis expressed confidence in the initial ideas developed to revitalize downtown in the event the city is selected as the award recipient for the Mohawk Valley region, to be propelled even further by the city’s commitment to provide a $1.15 million funding match for downtown public improvements and to provide oversight during the roughly five-year timetable for DRI projects by hiring a professional manager for $400,000 including salary and benefits.
“The City Council has committed at the last meeting over $1.5 million to be invested in public streetscape improvements in downtown in the event that we are awarded the $10 million grant,” DeSantis said. “Which is a very, very powerful statement.”

“I have to again express my gratitude to the city councils in the past, because over the past 10 years Gloversville has bootstrapped itself out of a situation of insolvency into a situation now where we have a sufficient fund balance to be able to invest in the future,” he continued. “We have what we consider to be a very powerful application.”

A committee of city officials and community members have worked with LaBella Planning Division Director Edward Flynn to prepare the initial draft of the city’s application, including prospective projects and funding
uses that were displayed on boards around the library meeting room for community members to write comments on and make suggestions.

“The downtown revitalization approach is a comprehensive approach. It talks about attracting residents here, it talks about attracting businesses and it also talks about making sure we have public spaces downtown, arts and culture,” Flynn explained. “The idea is to create that place downtown, that neighborhood downtown that people want to invest in and live in and that will then attract jobs and attract investment into the community. Obviously having $10 million is a good start to getting that investment started.”

DRI funds can only be used in downtown areas for such projects as public improvements, development, the creation of loan funds and physical branding or marketing through things like banners or signs.
The award funds cannot be used for site acquisitions, studies, training and costs incurred before or after receipt of the grant.

Flynn explained that the city’s application will include projects estimated at a total cost of $30 to $40 million. If the city receives the DRI funds, those projects will be whittled down to about $15 million for final submission to the state.

The state will then give final approval for projects utilizing $9.7 million in grant funds with the expectation that additional project costs may be funded by the city, community groups and private stakeholders or property owners.

“Public projects can be 100 percent funded. Non-profit projects could be potentially funded 100 percent, we always recommend they put in a little bit of funding. For the private projects, [the state] really [doesn’t] like to fund any more than 50 percent, probably closer to 40 percent,” Flynn explained.

Projects proposed by the city include the restoration of the Glove Theatre for an estimated $5 million, renovation of the upper floors of the Schine building for commercial and residential use for $1 million, creation of a cultural and recreational corridor connecting downtown to the Rail Trail and Cayadutta Creek for $1.4 million, enhancing downtown parking lots for $750,000 and establishing a building improvement fund for $1 million.

Additional projects include renovating the former Rubin Glove factory to turn the building into an art gallery, studio and workspace on the first floor with apartments on the upper floors for $500,000, regeneration of the southwest corridor through the redevelopment of multiple vacant and underutilized buildings for mixed uses at a cost of $15 million, development of a business incubator at the Fulton County Center for Regional Growth building for $750,000 and improvements to the Fulton County Barbershop building to create a barber school on the second floor and apartments on the third floor for $1 million.

Overall workshop participants responded positively to the proposed projects expressing support for the array of ideas in written comments.
“The vision is there,” city resident Caren Pepper said. “There is so much potential.”

“Getting the DRI would a major win for downtown, it would bring more businesses and make downtown the place to be on weekends or anytime,” Glove Theatre Board of Directors President Laurie Lazinski said taking in the projects. “It could change Gloversville as we know it.”

While voicing support for projects that could reshape downtown, Lazinski noted the proposed $5 million use of the award funds for the Glove Theatre could allow the theater to undergo needed renovations throughout the historic building and to acquire modern equipment to expand the options for entertainment at the venue within the next five years.

“To raise that on our own would probably take 10 to 15 years,” Lazinski said. “We probably would not be able to do that on our own.”

The Glove Theatre seemed to be the most popular of the proposed projects with comments about the theater’s ability to become an entertainment hub drawing city dwellers and outside residents downtown filling the board.

Third Ward Councilwoman Elizabeth Batchelor pointed to the proposed inclusion of the Glove Theatre where volunteers from the board and the community have already worked to make improvements as a highlight for the city’s DRI application.

“I’m glad to see the Glove get attention,” Batchelor said. “I think it’s important for the application to show that people have done a lot of footwork and are not just waiting for the DRI.”

Another favorite for Batchelor were projects seeking to renovate downtown buildings to create commercial space at the street level with residential space on upper floors to draw new businesses and potential employees downtown.

As the workshop wrapped up, Flynn noted that the majority of the 14 proposed projects received positive feedback from the roughly 25 community members in attendance.
Only the proposed renovation of the Mills Block building for $575,000 to create commercial and residential space went without comment, with participants saying they didn’t know where the building is. According to Downtown Development Specialist Jennifer Jennings the building is on North Main Street attached to the Argersinger building.

“It looks like most of the projects could potentially go within the final DRI application,” Flynn said, noting that LaBella Associates will compile the comments for review with city officials before considering alterations to the DRI application.

Overall, DeSantis said he was pleased with the turnout for the workshop, expressing optimism in the city’s chances at walking away with the $10 million grant when DRI award announcements are made in the fall.

“I feel like this is our year,” DeSantis said.