

Village of Bainbridge

New York State Downtown Revitalization Program

2022 New York Forward Grant Application

Bainbridge NY, Chenango County

Southern Tier Region

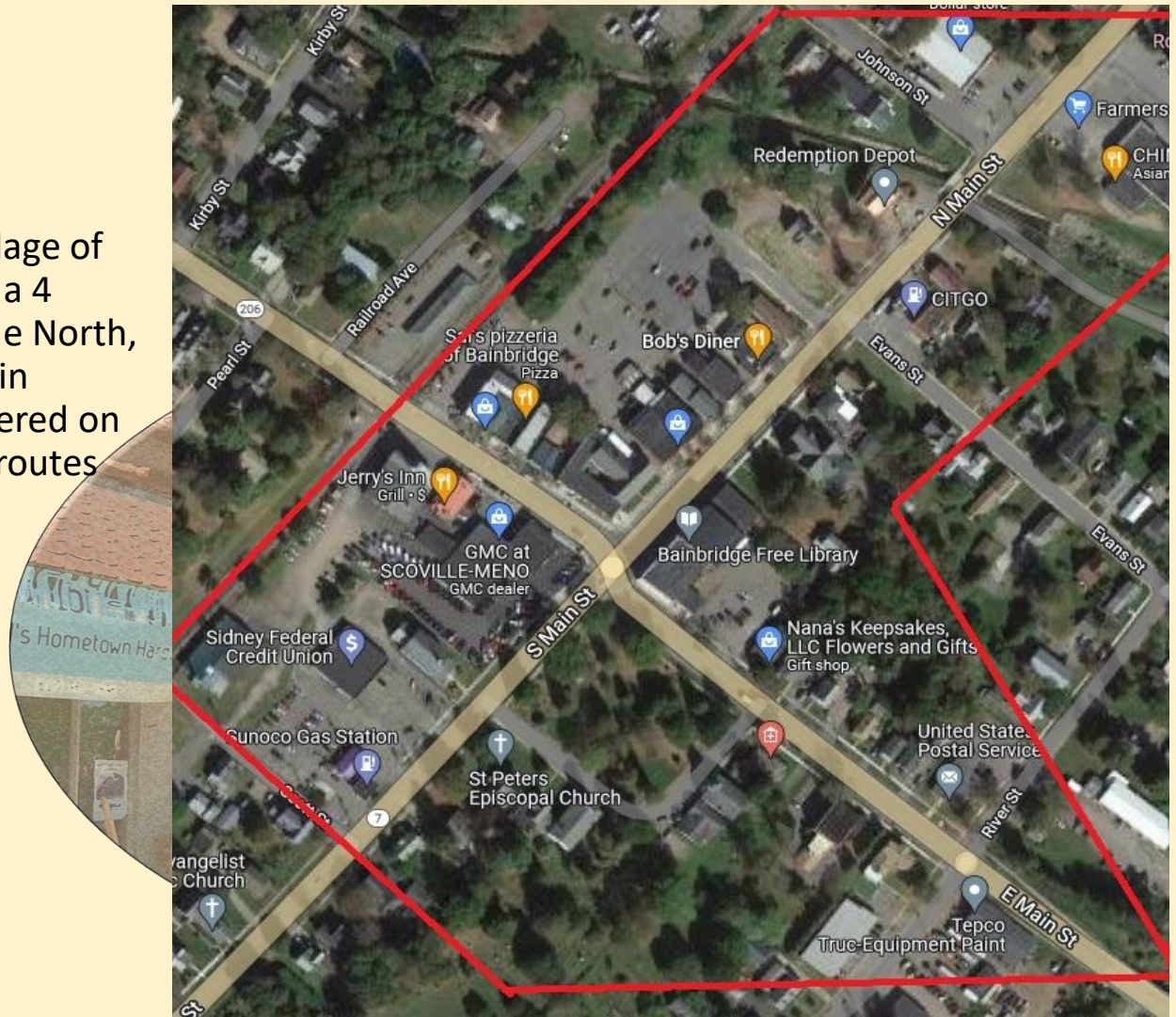
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Geographic Area Description

The downtown of the Village of Bainbridge encompasses a 4 (four) block area along the North, East, South and West Main Streets. This area is centered on the intersection of State routes 206 and 7.

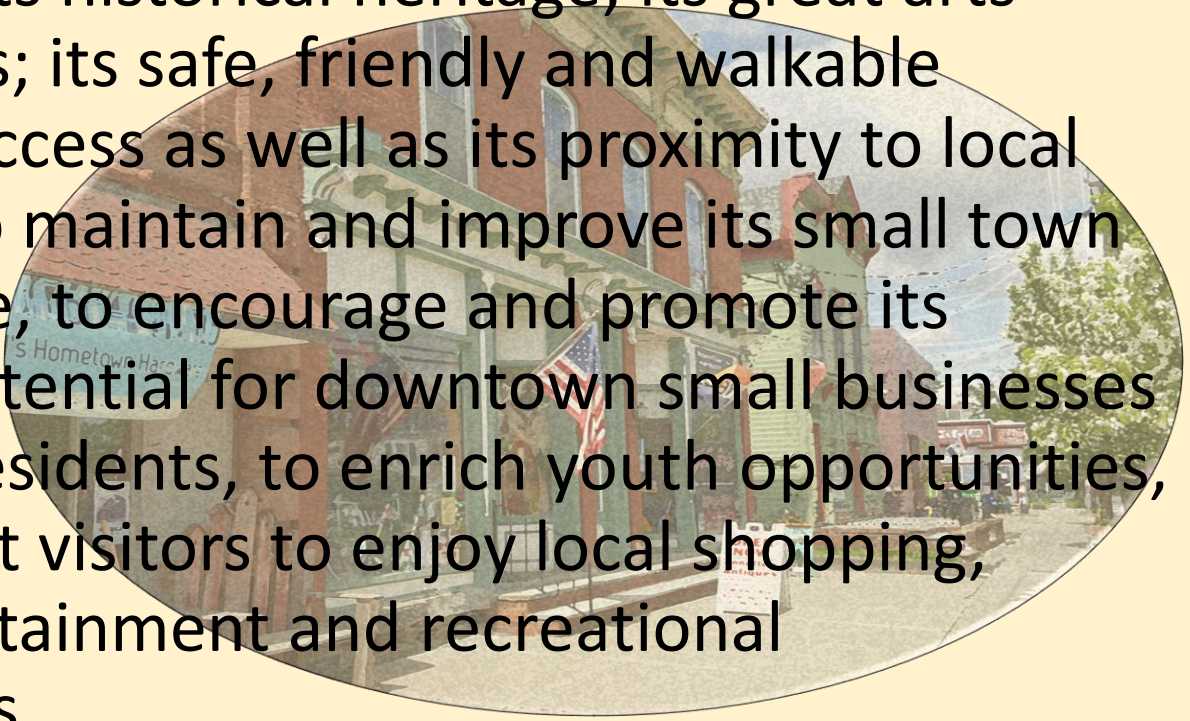


Justification

- The Village of Bainbridge has received substantial private investment in the past 4 years in the form of new businesses and rehabilitation of existing buildings.
- The New York Forward Grant will leverage the success of these businesses by supporting them through:
 - Additional business investment in municipal facilities beyond the scope of current Village finances.
 - Additional investment in vacant buildings to return them to usefulness, create jobs and stimulate local business activity.
 - Assisting individual property owners in repair and rehabilitation of neglected real estate to improve downtown attractiveness, stimulate Village pride and encourage tourism.
 - Encourage downtown apartment rentals to increase foot traffic for downtown area establishments and businesses.

Vision Statement

- Bainbridge will leverage its access to local tourism attractions; its historical heritage; its great arts organizations; its safe, friendly and walkable downtown access as well as its proximity to local employers to maintain and improve its small town quality-of-life, to encourage and promote its economic potential for downtown small businesses and future residents, to enrich youth opportunities, and to attract visitors to enjoy local shopping, dining, entertainment and recreational opportunities.



Recent Past investment

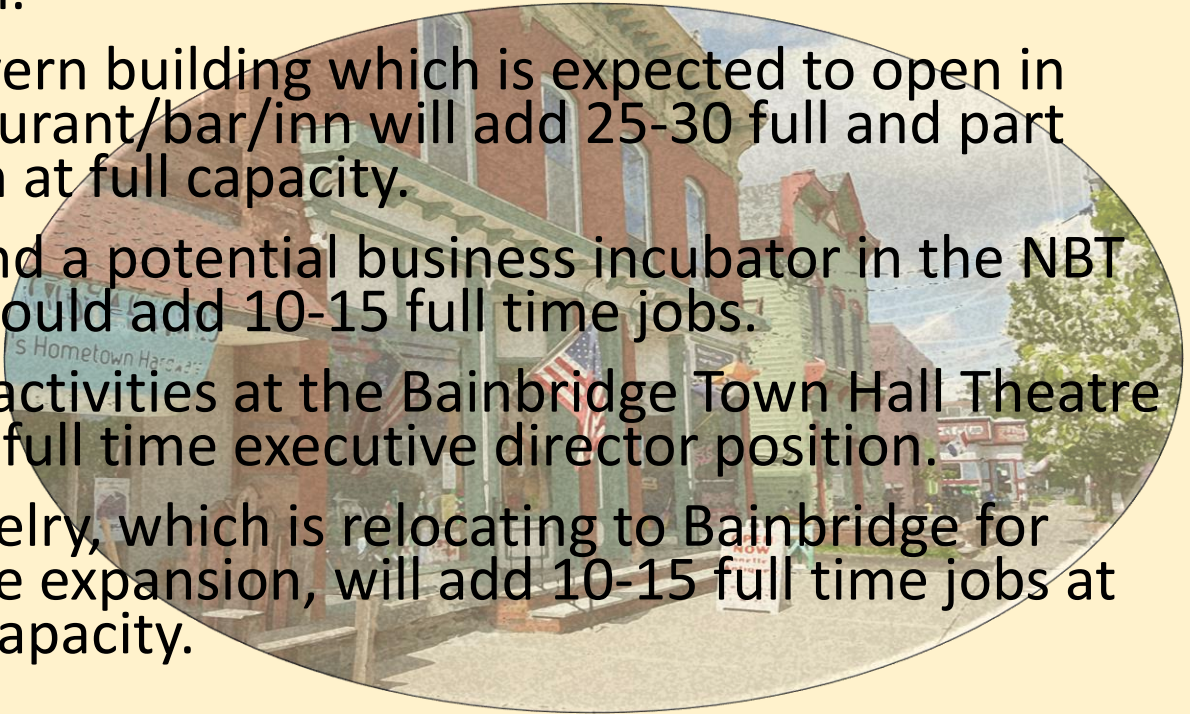
- Bainbridge has benefitted from extensive recent private investment:
 - Erika's Cakery, a custom bakery, opened in late 2021. Since opening, an outside deck was added expanding seating.
 - It's My Deli, a sandwich shop delicatessen opened in early 2022
 - The Jericho Tavern building is undergoing extensive renovation with heavy private investment and expects to open in 2023
 - The Bainbridge Laundromat changed hands in 2022 and has been significantly upgraded with new equipment, fresh and artful exterior painting, and new amenities.
 - The Wilkes building has undergone significant renovation and has re-opened as a bar, with a large rear deck area.
 - Jerry's Tavern changed hands in 2022 and has reopened under new management, restoring a Village landmark to operation.
 - The Bainbridge Chamber of Commerce is constructing a new Community Center near the Bainbridge-Guilford High School which will be available for youth activities and open to the community.
 - Pending closing with the Chenango County IDA, a wholesale bagel operation will relocate from Sidney NY to Bainbridge.

Future investment potential

- Bainbridge downtown has potential for further growth:
 - Bob's Diner has space at the rear facing the parking lot for a seasonal food specialty such as ice cream.
 - The Jericho Building, once opened, has frontage on North Main that could be used for al fresco dining.
 - The NBT Bank Building has 2 vacant upper floors that can be configured for apartments, small business offices and/or a business incubator space.
 - Several buildings have vacant upper floors that are potential apartment spaces.
 - Multiple buildings on East Main Street are in need of repair, renovation and improvement to present a pleasing appearance to visitors entering the Village from I 88.
 - The former Great American Building is under new ownership and is in need of renovation to house a business offering area youth year-round training facilities.

Recent and impending job growth

- Organic job growth in Bainbridge is supported mostly by new businesses such as Erika's Cakery, the Back Door Bar and It's My Deli.
- The Jericho Tavern building which is expected to open in 2023 as a restaurant/bar/inn will add 25-30 full and part time jobs when at full capacity.
- Small offices and a potential business incubator in the NBT bank building could add 10-15 full time jobs.
- Increased arts activities at the Bainbridge Town Hall Theatre may result in a full time executive director position.
- Everything Bagelry, which is relocating to Bainbridge for operation space expansion, will add 10-15 full time jobs at full operating capacity.

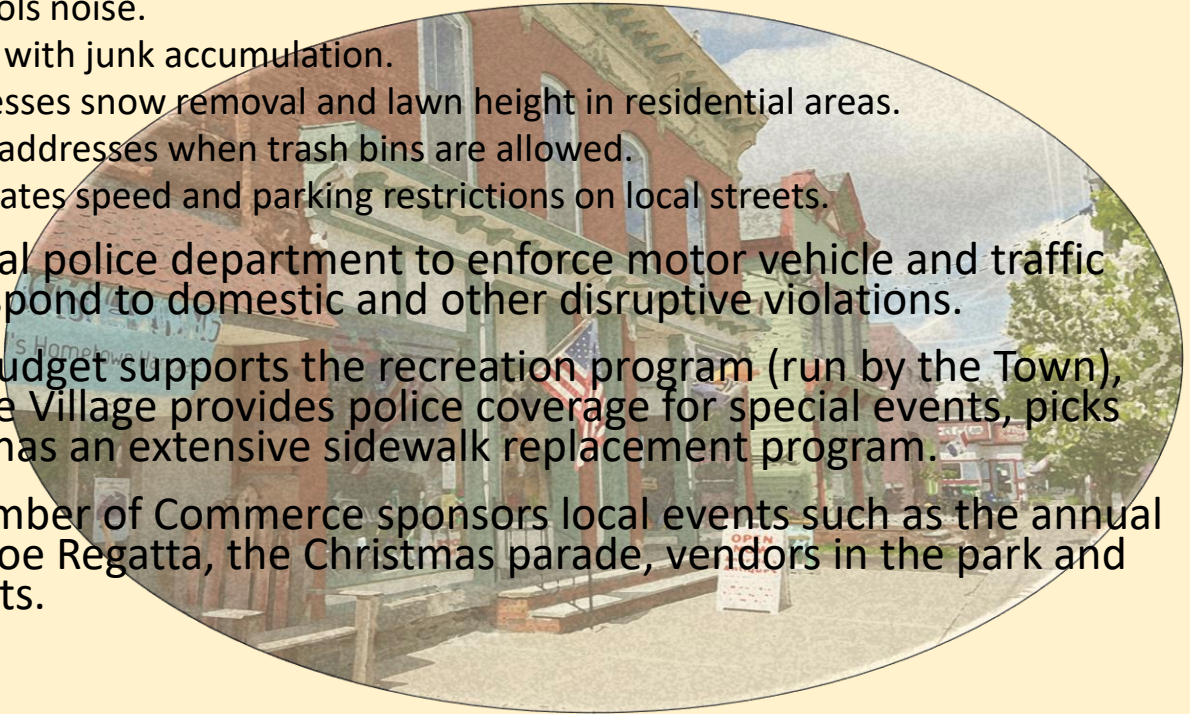


Quality of Life

- Bainbridge offers
 - A small community less than 2,000 people
 - A friendly atmosphere. People are neighbors and know each other. Newcomers and visitors are warmly welcomed.
 - Walkable streets allow residents access to all downtown businesses, including services (laundromat, hardware store, auction house and library) and recreational activity (bars, dining, library, parks and theatre).
 - Youth opportunities abound in the school (sports, music, arts, in the community center, the swimming pool, the parks, churches and summer programs). Seasonal jobs are available such as lifeguarding and the Village DPW.
 - Annual events such as the Christmas and Memorial day parades, the annual Clinton Canoe regatta , Bainbridge days during Labor Day Weekend, concerts, and vendors in the park on Saturdays create opportunities for service, relaxation and just fun for all ages.
 - Villagers have access to the Susquehanna river for canoeing, kayaking, swimming, rafting, and fishing. There is a DEC listed boat launch available.
 - Bainbridge has strong local service organizations including Rotary, Lions Club, the Bainbridge Chamber of Commerce, Girl Scouts, FFA, and Boy Scouts.

Quality of Life Local Support

- Bainbridge has local laws supportive of the quality of life, for example:
 - 1. Zoning laws are in place that designate areas for residential, commercial and industrial land use.
 - 2. Local law controls noise.
 - 3. Local law deals with junk accumulation.
 - 4. Local law addresses snow removal and lawn height in residential areas.
 - 5. Local law even addresses when trash bins are allowed.
 - 6. Local law stipulates speed and parking restrictions on local streets.
- Bainbridge has a local police department to enforce motor vehicle and traffic laws. Police also respond to domestic and other disruptive violations.
- Bainbridge Village budget supports the recreation program (run by the Town), and the Library. The Village provides police coverage for special events, picks up lawn debris and has an extensive sidewalk replacement program.
- The Bainbridge Chamber of Commerce sponsors local events such as the annual General Clinton Canoe Regatta, the Christmas parade, vendors in the park and summer music events.



Public Support

- Public support and suggestions for this plan were elicited through meetings of the committee and a public presentation.
- This application is posted on the Village web site.
- This application has been reviewed by the committee as well as Village Trustees, and the 4 Towns Forward organization.



Project Administrative Capacity

- Administration and project management of the proposed scope and magnitude are beyond current Village capabilities.
- If grant is awarded, consulting resources would be retained to handle grant administration and project management.
- Anticipated approximately 2% of project costs (\$110,000) is needed for grant administration and project management fees.
- The Village Clerk/Treasurer has experience with grant administration through recent Village USDA Rural Development and EFC grants for water and sewer engineering studies. Village Clerk/Treasurer, the Village Board and the Village Superintendent would work closely with consultant as many projects are Village sponsored.



Transformative Project Opportunities Summary

- Village Parking Lot transformation \$325K
- Downtown Streetscape improvements \$585K
- NBT Bank Building Conversion \$3.48 MM
- Mural Painting on South end of NBT Building \$15K
- Village Green Park Fountain Plaza improvements \$42K
- Town Hall Theatre environmental improvements \$565K
- Youth Sports Facility \$300K
- Property Improvement Fund \$200K
- Total estimated project investments: \$5.512 MM



Transformative Project Opportunity 1

- Village parking lot (between North and West Main street) transformation
 - Redesign of existing space to connect buildings facing the parking lot, to improve access and walkability to main street, and around the lot
 - Construction of greenspace islands for storm water control and shade
 - Lighting and seating to create ambience
 - Leveling and repaving to improve usability
 - Design to allow use as a venue for public events such as concerts, fairs, cruise-ins, circuses, trunk-or-treats, etc.
- Sponsor: Village of Bainbridge
- Implementation timeframe: 2 years
- Proposed investment:
 - Landscape and Civil architect services: \$20,000
 - Greenspace island construction: 2x \$25,000 ea = \$50,000
 - Sidewalk construction (assuming concrete) \$80,000
 - Leveling and repaving \$150,000
 - Lighting \$20,000
 - Plantings \$10,000
 - Seating/amenities \$5,000
 - Total: \$335,000
- Other Funding Sources: Village of Bainbridge, private donors



Transformative Project Opportunity 2

- Streetscape improvements including lamp posts, stormwater control, walkability, and ambience
- Along both sides of Routes 206 and 7:
 - North from intersection to Newton Creek
 - South from intersection to Walnut Ave
 - East from intersection to River/Front Street
 - West from intersection to Railroad Ave
- Project Sponsor: Village of Bainbridge
- Implementation timeframe: 2+ years
- Proposed investment:
 - Street lamp posts: 47 @ \$6,500 = \$305,500
 - Underground wiring: \$200,000
 - Sidewalk and tree lawn improvements: \$60,000
 - Plantings and planter boxes: \$20,000
 - Total: \$585,500
- Other Funding Sources: Village budget, private donors



Transformative Project Opportunity 3

- Conversion of NBT bank building for small business offices, business incubator workspace, apartments and street level retail businesses.
 - Sponsor: NBT Bank, Property Developer, Commerce Chenango IDA
 - Implementation Timeframe: 2+ years
 - Proposed investment:
 - Architect services: \$25,000
 - Internal demolition: \$300,000
 - Engineering Services: \$100,000
 - Environmental Systems: \$500,000
 - Internal Construction (materials and labor): \$2,500,000
 - Solar installation: \$50,000
 - Fees and inspections: \$5,000
 - Total: \$3.48MM
 - Other Funding Sources: Developer Equity, Private investors



Transformative Project Opportunity 4

- Mural painting of south side of NBT bank building (facing route 206).
- Sponsor: NBT Bank, Bainbridge Chamber of Commerce and Gallery committee of Jericho Arts Council
- Implementation timeframe: 2 years
- Proposed investment:
 - Surface preparation: \$4,000
 - Scaffolding: \$2,000
 - Materials: \$3,000
 - Artist fees: \$5,000
 - Insurance: \$1,000
 - Total: \$15,000
- Other Funding Sources: CFSCNY, NYS CFA distributed grants



Transformative Project Opportunity 5

- Village Green Park improvements to enhance the fountain plaza (walkways, plantings, seating, lighting).
- Sponsor: Village of Bainbridge
- Location: Village Green Park, southeast corner of state routes 206 and 7.
- Implementation Timeframe: 1 year
- Proposed investment:
 - Design services: \$7,000
 - Walkways: \$25,000
 - Plantings: \$2,500
 - Seating: \$2,500
 - Lighting: \$5,000
 - Total: \$42,000
- Other funding sources: Village of Bainbridge



Transformative Project Opportunity 6

- Investment: environmental enhancements to the Bainbridge Town Hall Theatre to improve and extend program opportunities (air conditioning, solar panels, LED lighting equipment, additional insulation and building envelope sealing)
- Sponsor: Town of Bainbridge and Jericho Arts Council
- Location: 15 North Main St, 2nd floor
- Implementation timeframe: 2 years
- Proposed investment:
 - Air conditioning: \$250,000
 - Solar Panels: \$250,000
 - LED Lighting: \$20,000
 - Additional insulation and building envelope sealing: \$45,000
 - Total: \$565,000
- Other Funding Sources: NYSERDA, private donor funds.



Transformative Project Opportunity 7

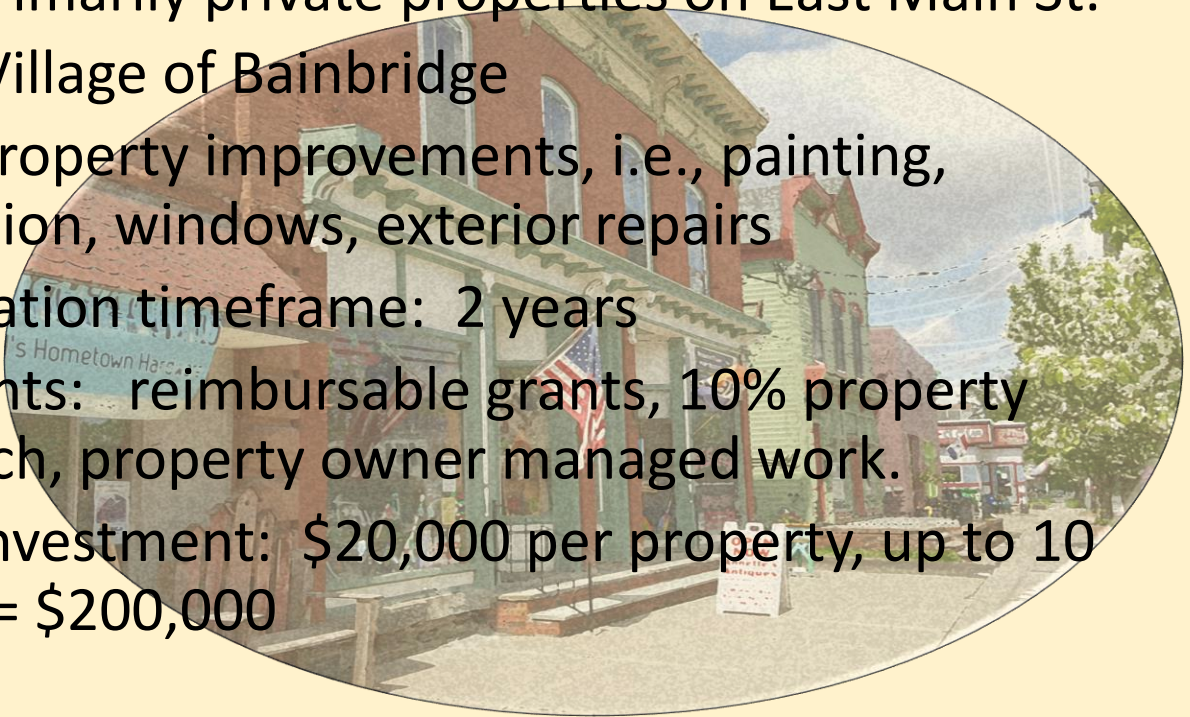
- Youth Sports Facility improvements
- Location: North Main Street (former grocery store building)
- Sponsor: Private individual
- Investment for property improvements to add employment, support youth sports, and bring in participants from outside the Village.
- Implementation timeline: 2 years
- Proposed investment: \$300,000
- Other funding sources: private dollars



Transformative Project Opportunity 8

- Property Improvement Fund

- Location: primarily private properties on East Main St.
- Sponsor: Village of Bainbridge
- Funds for property improvements, i.e., painting, reconstruction, windows, exterior repairs
- Implementation timeframe: 2 years
- Requirements: reimbursable grants, 10% property owner match, property owner managed work.
- Proposed investment: \$20,000 per property, up to 10 properties = \$200,000



Letters of support

- Optional
- Letters from local leaders and stakeholders

