



October 25, 2023

Jake Moser, Lewis County Clerk
7660 N State St
Lowville, NY 13367

RE: Village of Lowville- Tug Hill Artisan Roasters - Restore NY VII Project, Public Notice

Dear Clerk:

I am hereby transmitting, for filing in your office, the General Project Plan of the New York State Urban Development Corporation ("UDC"), doing business as Empire State Development (the "Corporation"), together with the findings required pursuant to Sections 16-m and 10(g) of the UDC Act, for the Village of Lowville- Tug Hill Artisan Roasters - Restore NY VII Project in Lewis County. This material is being filed pursuant to Section 16(2) of the UDC Act.

A virtual public hearing to consider the Plan(s), open to all persons, will be held remotely by the Corporation on Thursday, November 9, 2023 from 2:00 p.m. to 3:00 p.m. utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed at <https://esd.ny.gov/esd-media-center/public-notice>. Additionally, the public is given an opportunity to comment on the Project(s) by submitting comments electronically to Landgprojectcomments@esd.ny.gov Subject: Comment – Village of Lowville- Tug Hill Artisan Roasters - Restore NY VII by 5:30 p.m. on Thursday, November 9, 2023.

ESD is a corporate governmental agency and public benefit corporation of the State of New York created by the New York Urban Development Corporation Act of 1968 as amended. Therefore, pursuant to CPLR Section 8017, ESD is exempt from any fee which may be imposed in connection with your receipt of these materials.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Tanner", with a long, sweeping horizontal line extending to the right.

Heather Tanner
Administrative Assistant 2

E. Village of Lowville- Tug Hill Artisan Roasters - RESTORE NY VII (135,974)
October 19, 2023

General Project Plan

Grantee:	Village of Lowville (“Lowville” or the “Village”)
Beneficiary Company:	Tug Hill Artisan Roasters, LLC (“Tug Hill”)
ESD Investment:	A grant of up to \$900,000 to be used for a portion of the cost of rehabilitation to a 7,262 square-foot, vacant building to create mixed-use commercial and residential space
Project Location:	7514 S. State Street, Lowville, Lewis County
Proposed Project:	Project includes restoration of the vacant Lewis County Jail, to create mixed use, commercial and residential space, perform improvements to the parking lot and entrance, construct an outdoor dining patio, and create 2, market-rate studio apartments
Project Type:	The rehabilitation of a vacant building to revitalize a neighborhood as part of Village of Lowville’s 2022 Comprehensive Plan
Regional Council:	The North Country Regional Economic Development Council (“NCREDC”) has been made aware of this item. The project aligns with the NCREDC’s Strategic Plan by contributing to the vision of attracting and nurturing entrepreneurial pioneers to cultivate innovated clusters in rural communities, activating tourism as a driver to diversify economies and propagating agricultural revolution.

Background:

Grantee History – The Village of Lowville was formally incorporated as a village in 1854 and has a rich history dating to the late 1790s, when its first settlers put down roots. It would grow into countywide prominence due largely to its central location, early focus on education, entrepreneurial efforts of its merchants and businesses, focus of its municipal leaders, and the large number of influential citizens who decided to promote the community. Lowville became Lewis County’s first incorporated village and took over as the County Seat ten years later, which quickly resulted in the establishment and building of a new Lewis County Court House, Clerk’s Office and Sheriff’s Office/County Jail.

While the last several decades have been hard on Lowville’s downtown and business communities, opportunities exist to reinvigorate the Village’s economic health as the community evolves. At least eight places within Lowville are on the National Register of Historic Places and one, the Franklin B. Hough House, is a National Landmark.

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ESD Involvement – The Village of Lowville’s 2022 Joint Comprehensive plan, outlines the municipality’s goal to encourage the development of vacant sites as opposed to constructing new developments. Lowville has also identified the need to promote and encourage partnerships that accelerate economic development.

To this end, Lowville sought to revitalize the Old Lewis County Jail and sheriff residence at 7514 South State Street. The original structure, built in 1864 and renovated in 1931, had deteriorated and had become blighted and abandoned in the ensuing years. In November 2021 the building was acquired by Tug Hill Artisan Roasters, a direct trade supplier roasting single-origin, small batch coffees. Due to the fact that Lewis County lacked a dense populous center which typically draws private development, the restoration of the building was difficult to fund.

In January 2023, the Village applied under Round 7 of the Restore New York Communities Initiative program for funding assistance to bridge a gap in its restoration project. On June 22, 2023, ESD awarded Lowville a \$900,000 grant.

Past ESD Support – This is Lowville’s first project with ESD in the past five years.

The Project:

Completion – September 2024

Activity – Tug Hill Artisan Roasters started as a husband-and-wife coffee roastery at their home location. The owners have worked for years to elevate the coffee roastery, grow their brand, expand their markets and create new jobs. Through the support of local agencies and government, they have been able to grow their business by creating new partnerships, customers, and obtaining grants to purchase new equipment. Recently, Tug Hill was able to take the next step in its business growth by creating a brick-and-mortar location in historic, downtown Lowville. Tug Hill purchased the vacant, Lewis County jail building in 2021, and will transform the blighted building into a coffee roastery, bakery, as well as offering space to other entrepreneurs and makers in the region. The new space will increase food production and distribution channels, increase tourism to Lowville by providing a unique, new dining experience, assist with entrepreneurship and new small business growth, create new jobs, and rehabilitate a vacant, blighted building in the middle of downtown Lowville.

Restore NY funding will be used to renovate the parking area and driveway (approximately 12,000 square-feet), complete landscaping and create an outdoor patio for dining capabilities, reconstruct the original wrap-around porch (as requested by the New York State Historic Preservation Society (“SHPO”) and complete the final building renovations to support the Tug Hill Artisan Roasters storefront, and local goods incubator. In addition, the newly renovated building will offer short-term and long-term housing opportunities via two

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new market-rate studio apartments.

The project is estimated to commence in January 2023 and conclude in September 2024.

Results - Transforming the Old Lewis County Jail will result in a brick and mortar location for a coffee roaster and bakery, and provide ample space for entrepreneurs to start and grow their businesses. As a result of this investment, new jobs will be created in downtown Lowville.

The revitalization of the Old Lewis County Jail will contribute to community revitalization by taking a vacant space and turning it into a destination for both residents and visitors, thereby eliminating blight. Finally, the project will contribute to increased access to local foods, more distribution channels and new customers. Restore NY funds are critical to the success of this project.

Financing Uses	Amount	Financing Sources	Amount	Percent
Construction/ Rehabilitation	\$1,354,905	ESD Grant	\$900,000	66%
		Grantee Equity *	243,134	18%
		NYMS & LC FSIP**- Grant	211,771	16%
Total Project Costs	\$1,354,905	Total Project Financing	\$1,354,905	100%

**Source of equity is funds from the building's owners.*

***New York Main Street Downtown Stabilization & Lewis County Façade & Streetscape Improvement Program*

Grantee Contact- Joseph Beagle, Mayor
5535 Bostwick Street
Lowville, NY 13367
Phone: 315-376-2834
E-mail: mayor@villageoflowville.org

Beneficiary Contact- Tug Hill Artisan Roasters, LLC
7514 S. State Street
Lowville, NY 13367
Phone: (315) 308-0867
E-mail: Tughillartroast@gmail.com

Project Team:	Project Management	Genevieve Carr
	Contractor & Supplier Diversity	Bertrand Dorcilien
	Design & Construction	Marty Piecuch
	Environmental	Soo Kang

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Financial Terms and Conditions:

1. Upon execution of the grant disbursement agreement, the Village shall pay a commitment fee of 1% of the \$900,000 capital grant (\$9,000) and reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Village will be obligated to advise ESD of any materially adverse changes in its financial condition prior to disbursement.
3. The Village will ensure the contribution of at least a 10% match of the grant amount to the Project.
4. Up to \$900,000 will be disbursed to Grantee no more frequently than quarterly, in proportion to ESD's funding share, and in accordance with ESD's design and construction requirements, assuming that all project approvals have been completed and funds are available. The final ten percent (10%) of the Grant shall not be disbursed by ESD until all of the tasks and reports required have been completed to ESD's satisfaction, and project is complete as evidenced by a certificate of occupancy.

Payment will be made upon presentation to ESD of an invoice and such other documentation as ESD may reasonably require. Expenses must be incurred on or after January 27, 2023 to be considered reimbursable project costs.

5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$900,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the Village and the State of New York. In no event shall the total amount of any assistance to be so reallocated exceed the total amount of assistance approved by the Directors.

Environmental Review:

ESD staff has determined that the project constitutes a Type II action as defined by the New York State Environmental Quality Review Act and the implementing regulations of the New York State Department of Environmental Conservation. No further environmental review is required in connection with the project.

Due to the former Lewis County Jail's eligibility for listing on the State and National Register of Historic Places, ESD has confirmed that the project sponsor consulted with the New York State Office of Parks, Recreation and Historic Preservation pursuant to the requirements of Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law ("Section 14.09"). No further consultation is required.

Non-Discrimination and Contract & Supplier Diversity:

Pursuant to New York State Executive Law Article 15-A, ESD recognizes its obligation under the

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law to promote opportunities for maximum feasible participation of certified minority-and women-owned business enterprises (MWBEs) in the performance of ESD projects. The Office of Contractor and Supplier Diversity has reviewed the project and has determined that MWBE participation goals are to be set at 30% (totaling no less than \$270,000).

Statutory Basis – Restore NY Communities:

The funding was authorized in the 2016-2017 New York State budget and re-appropriated in the 2017-2018, 2018-2019, 2019-2020 New York State budgets. No residential relocation is required as there are no families or individuals residing on the site.