

COMPREHENSIVE PLAN

VISION STATEMENT

Oneonta aspires to be a vibrant, thriving community known for its historic urban fabric, surrounding natural beauty, strong educational institutions and commitment to environmental awareness and responsible growth. We see ourselves as a small city that serves as a regional destination with ample opportunities for jobs, housing, culture and recreation; attracting new ventures and supporting existing businesses through the creation strategic partnerships. Oneonta is a community devoted to economic and social justice where each person accepts responsibility for making decisions that lead to a healthy, equitable, and sustainable future.





Early Settlement

European settlement began in the 18th century.

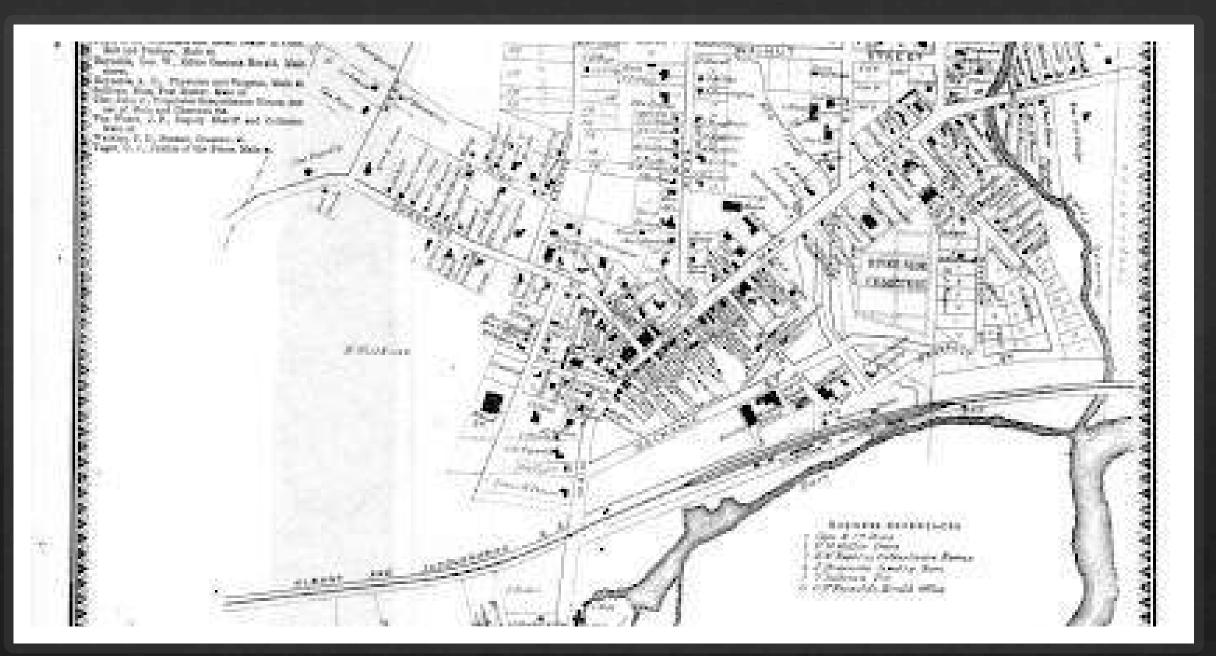
Early village formed around turnpike roads.

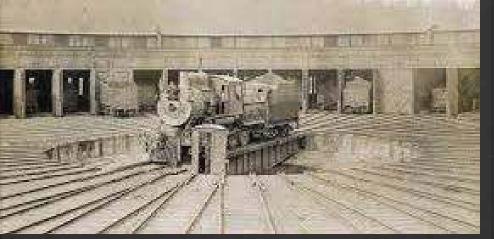
1811 there were nine homeowners as well as several commercial industries.

1848 when Oneonta was first incorporated, it had 90 dwellings, three churches, ten stores, as well as various other establishments like hotels and restaurants serving its 500 residents.

Main Streets initial development centered around the intersection of Chestnut and Main Street.







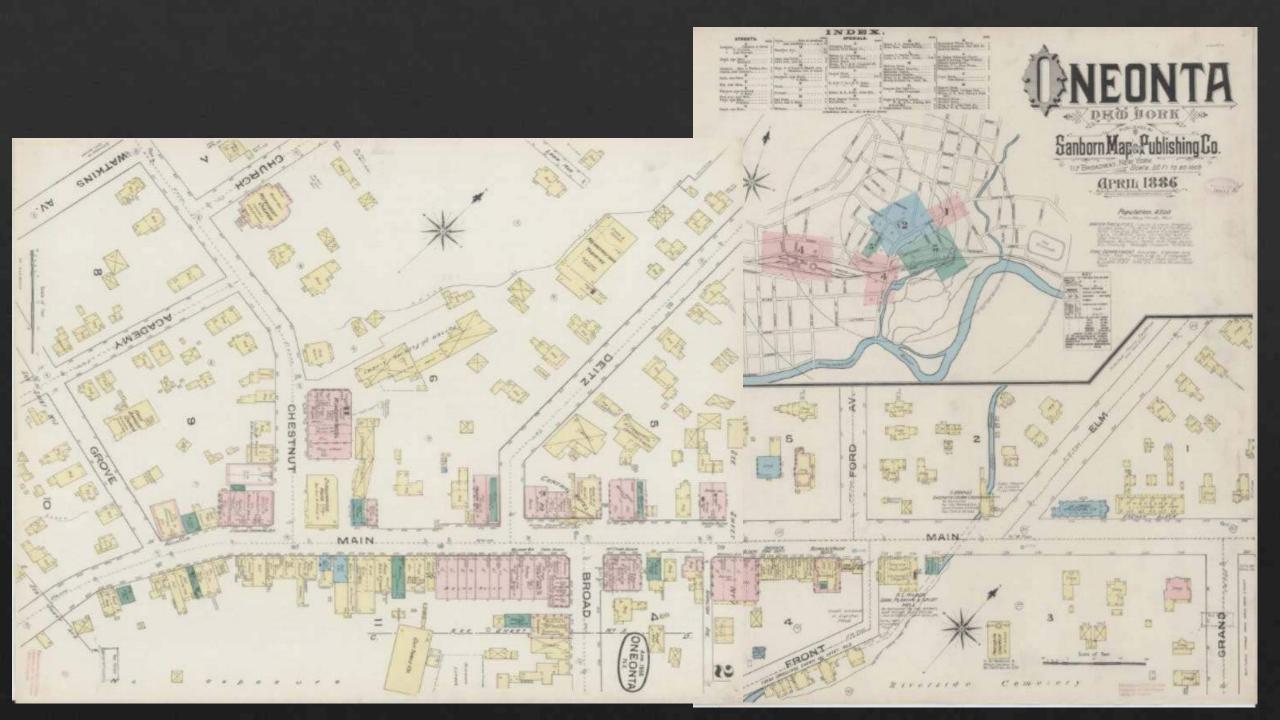


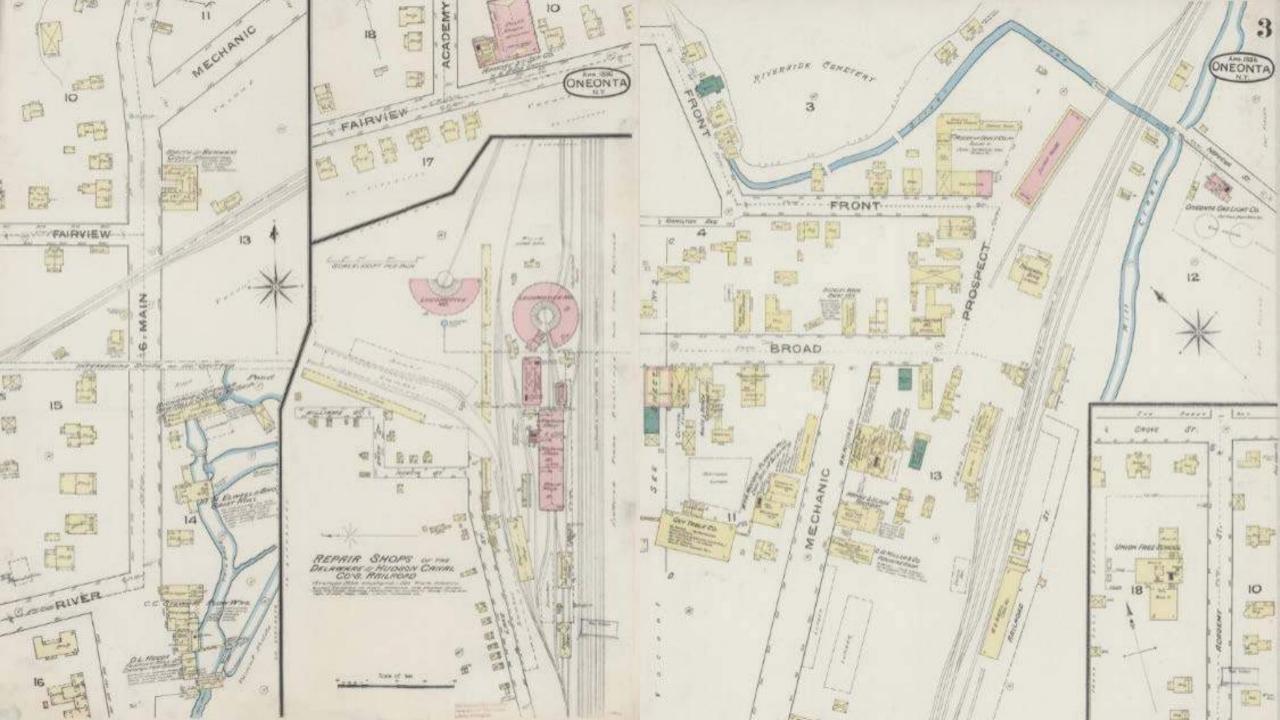


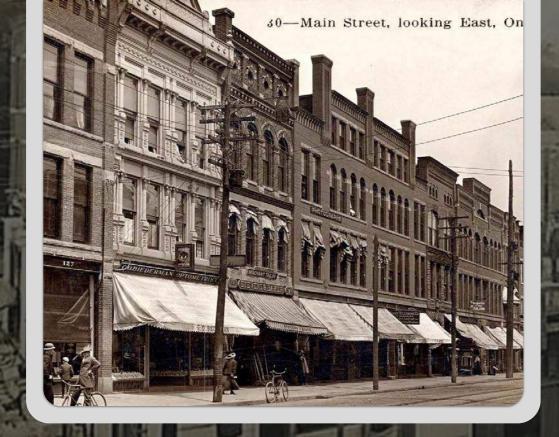
The U. & D. Depot, Oneonta, N. Y.

The Railroad

- In 1865 the Albany and Susquehanna located to Oneonta.
- 1869 the Albany and Susquehanna leased their operation in perpetuity to the Delaware and Hudson.
- Rapid growth during this period led to the construction of Broad Street and a reorientation of Downtown centered around D&H operations.
- Incorporated again in 1870.
- In a decade, the population had increased from 678 to 1,161.
- Passenger depot constructed 1868
- Roundhouse constructed 1872









Village becomes City

1893 population reaches 6,000.

Residential neighborhoods develop outside of the downtown.

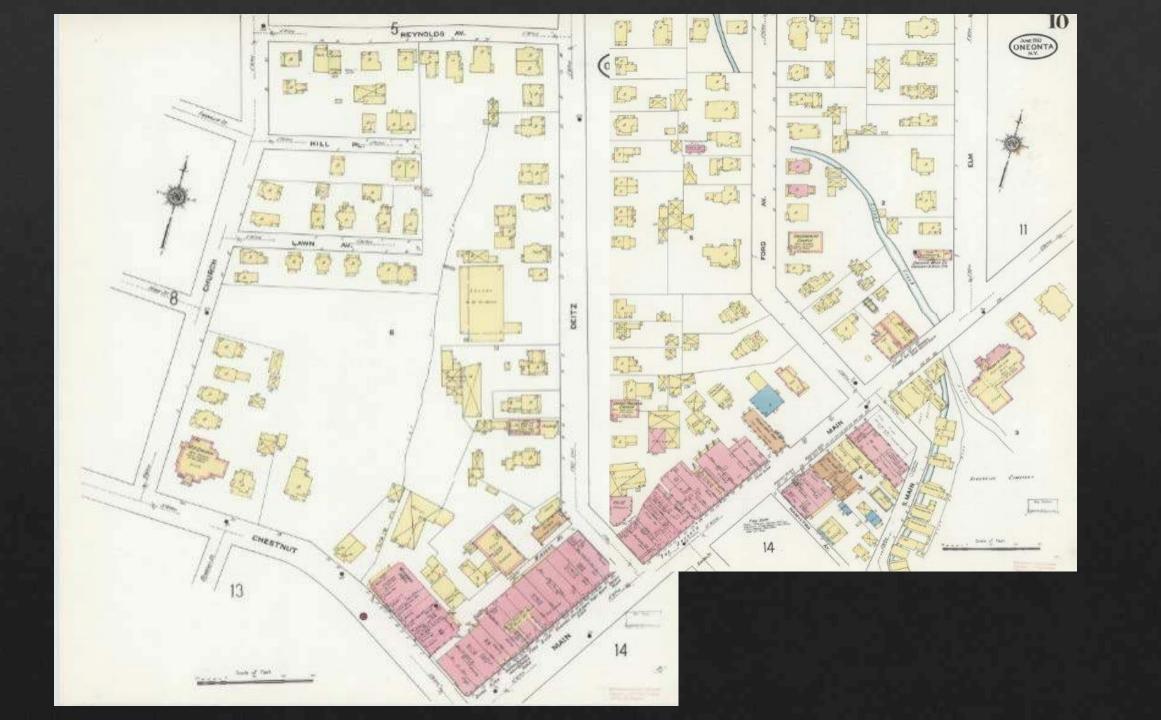
1898 population reaches 9,000.

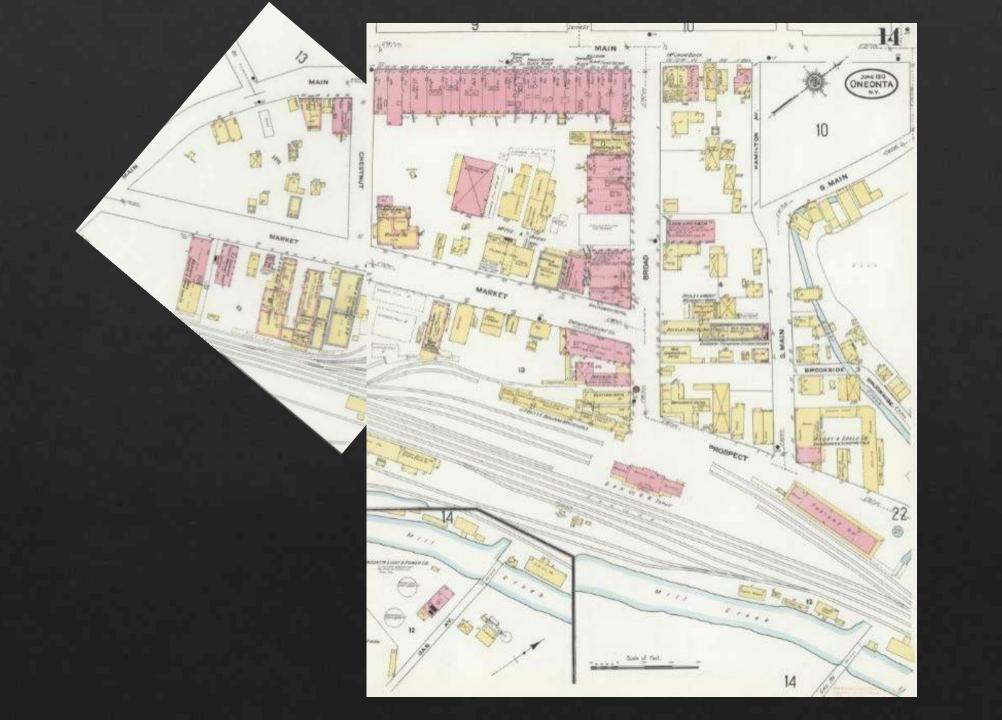
Electric streetcar service is created to move people and freight throughout the community.

1908 the Village of Oneonta began incorporation as the City of Oneonta.

1909 the City of Oneonta is officially designated as a City.

During this period, the brick Main Street that is largely recognizable today was established.





Loss of the D&H and the Rise of Higher Education

D&H

- ♦ 1911: D&H employed 1,800 people, 40% of the City's labor force.
- ♦ 1958: D&H ended all passenger service.
- ♦ WWII and the reduced presence of the D&H resulted in a population decline from 12,536 in 1930 to 11,731 in 1940.
- ♦ Continued service reductions and changes in freight transportation continued to reduce the importance of the railroad as a major employer for the city, until the last Oneonta car shop was closed in 1996.

SUNY & Hartwick College

- ♦ 1889: Normal School opens.
- ♦ 1948: Oneonta Normal School became State University College of Education at Oneonta.
- ♦ 1960-70's: Rapid growth. Modern campus constructed. Renamed SUNY College at Oneonta.
- ♦ 2000-Present: Now a university. Approximately 5,000 students.
- ♦ Hartwick located to the City in 1928.
- ♦ Liberal arts focus.
- Developed a nursing program during WWII.
- ♦ Enrollment peaked at 1,700 in the 1970's with a current enrollment of approximately 1,100 students.







ÖNEÖNTA, N.Y.

CENTRAL BUSINESS PLAZA

ONSONTA USBAN SENSWAL AGENCY

The Automobile

- Following WWII, increased use of private automobiles reshaped urban landscapes across America.
- In 1949 Oneonta rezoned Chestnut Street to encourage commercial development in previously residential neighborhoods.
- Residential structures were repurposed or removed to accommodate parking and low-rise development.
- Downtown Oneonta began developing plans to accommodate increasing demand for parking and vehicle movement.
- One of these plans included an arterial bypass through Walnut Street.
- This was a drastic move away from earlier pedestrian focused development patterns.



Downtown Master Plan

- 1963 Common Council voted to move forward with Urban Renewal Plan.
- 1968 the City's master plan was approved by HUD.
- The original planning phase included demolition of Wilber Mansion, the Oneonta Theatre and the Old Post Office building.
- · Covered 25 acres.

DNEONTA URBAN RENEWAL AGENCY

- Resulted in demolition throughout the downtown area to create shovel ready development sites and surface parking areas for existing businesses.
- Despite the redevelopment plan much of the urban renewal area remained vacant, unimproved or surface parking following the demolitions.
- During this period, the City of Oneonta reaches its peak population of 16,030 residents.





After Renewal

"Nobody likes downtown, If they (department stores) have a choice, they are going to go where there is a lot of blacktop,"

Morris Cleverly of Downtown Developers



The Mall

- The proposed downtown shopping mall was never completed.
- In 1983 the Southside Mall was opened in the Town of Oneonta.
- Oneonta mirrored many communities across the country as customers sought convenience shopping organized around automobile travel.
- The mall, and shopping plaza model, quickly took hold across the country resulting in uninviting, poorly planned, and aesthetically homogenous environments that lack pedestrian accessibility.
- This model has largely been rejected by modern planning both academically and in practice.





Downtown

- Early efforts to compete with mall culture was focused on mirroring suburban development patterns.
- Parking and automobile accessibility and accommodation had been included as a driving focus of Urban Renewal.
- Downtowns, central business districts and historic commercial areas across America suffered because of suburban sprawl.
- Small businesses lack the ability to compete with large multinational corporations, especially in the commodity goods market.
- Supermarkets, box stores and corporate retailers immediately undercut the small, locally owned neighborhood markets, grocers and retailers in the city.







DOWNTOWN REVITALIZATION INITIATIVE (DRI) \$10M GRANT

From DRI Strategic Investment Plan:

Renovate upper floors Development of underutlized areas Food Hub More Residents and Housing Options Tourism Green Iniatives Connectivity

Signage Transportation Hub Grocery Store Arts Innovation Hub outdoor Recreation Small Business

Elevators Housing Farmer's Market

Renovate Buildings Job training Oneonta Hotel Improvements

Entertainment Historic **Performing Arts**

Westcott Lot Oneonta Theatre Priority Complete Streets

Foothills reposition Railyard Industrial Development

Huntington Park Improvements

Colleges, collaboration Improve Zoning

Bikeable

Parking garage clean-up

Key Plan of Priority Projects

Figure 21: Key plan



Support for Main Street

Establish Oneonta Small Business Revolving Loan Fund Develop Oneonta Downtown Individual Signage Project Implement Oneonta Downtown District Signage Project, **Develop Oneonta Upper Story Housing**

- **Develop Westcott Lot Mixed-use Development**
- Establish Mohawk Valley Food and Beverage Innovation

- Develop Oneonta Parking Garage Renovation and New Transit Hub
- Connect Muller Plaza Passage
- Develop Water Street Boardwalk
- - Improve Market Street & South Main Street
- Develop Oneonta Public Space & Art Project

DOWNTOWN REVITALIZATION INITIATIVE (DRI) \$10M GRANT

- Strategic Investment Plan \$0.3M (required by NYSDOS, complete)
- I. Dietz St Lofts (formerly Westcott Lot) \$1.47M (complete)
- Downtown Improvement Fund business signage & facades and activate upper floor housing \$2.66M (complete 2024)

Mohawk Valley Downtown Revitalization Initiative: Oneonta Awards





Project Name	Project Description	Award
Westcott Lot Mixed-Use Development	Construct a new building at 226-236 Main Street with commercial and residential uses. The City will select a developer to construct a new mixed-use building that will include 4,000-6,000 sq. ft. of commercial space on Main Street, three levels of housing (approximately 27-30 units) above, and a level of parking beneath the building. The site may also include a small public plaza and linear public pedestrian passageway that connects Main Street to South Main Street.	\$1,470,000
Fund for Small Business Revolving Loans & Sign Grants	Provide small loans to owners of existing buildings within the DRI area to renovate existing retail and commercial storefronts and spaces, and improve business signage. Provide gap financing through a revolving loan fund to overcome the cost impediment older structures face to meeting contemporary standards. Uses include things like interior/exterior renovations, machinery/equipment, working capital, and rent subsidies. Micro-grants will also be provided to individual owners for business signage.	\$660,000
Activate Upper Story Housing	Provides grants to owners of existing buildings within the DRI area to renovate upper stories for housing. Many existing residential properties located along Main Street are not suitable for a variety of potential tenants, and the cost of renovating these older structures to meet new housing demand is not fully covered by the current rental rates of the Oneonta marketplace. This project will allow necessary renovations to occur.	\$2,000,000

PLANNING & DEVELOPMENT

DOWNTOWN REVITALIZATION INITIATIVE (DRI) \$10M GRANT

- 3. Market Street Transportation Improvement Project \$24M (\$5M DRI, \$0.5M ESD grant, \$11M NYSDOT & FTA grants, \$7.5M City bond) parking garage demolition, transit hub, public walkway/elevator, public art, Water St and Market St improvements (complete 2024-2025)
- 4. Branding & Marketing (complete) & Downtown Wayfinding Signage \$0.57M (complete 2024-2025)

Mohawk Valley Downtown Revitalization Initiative: Oneonta Awards





New Transit Hub & Parking Garage Renovation	Renovate the municipal parking garage and add a new transit facility. The parking structure provides three levels of public parking and a bus station for intercity buses. Its current condition and façade are a blight on adjacent properties. Improvements include exterior renovations and implementation of the new Transit Hub facility on the south side of the parking structure.	\$2,500,000
Muller Plaza Passage	Establish a public pedestrian passageway between Muller Plaza and Water Street. The passageway will provide an important connection between Oneonta's most important public space and other points of the City. Connection will allow access to the plaza from the City's public parking garage, existing shops on Water Street, and ultimately to the new Transit Hub, and Foothills Theater.	\$250,000
Water Street Boardwalk	Establish a public pedestrian passageway between Water Street and Market Street. The passageway, constructed of a boardwalk, will provide an important connection between Oneonta's most important public space, Muller Plaza, and other points of the City. The connection will allow access between the City's public parking garage, existing shops on Water Street, to the new transit hub, and Foothills Theater	\$500,000
Market Street & South Main Street Improvements	Make improvements to existing streets in downtown Oneonta. Renovate Market Street and South Main Street to increase pedestrian activity, provide an urban character consistent with Oneonta's downtown, and incentivize development of underutilized properties. Work will include numerous pedestrian safety improvements, streetscape enhancements, and infrastructure improvements. Improvements will also be made near the Foothills Theater and gateways at Main and Market streets, as well as James Georgeson Avenue.	\$1,750,000
Downtown District Signage	Improve the visibility of businesses in Oneonta's downtown and advertise Oneonta to a broad region. The signage project includes signage design and a location plan, followed by placement of	\$320,000
Branding & Marketing	Improve the visibility of Oneonta's downtown and small businesses. The Branding Project will develop a marketing theme for the City, and a network with which to regularly disseminate the marketing materials for the downtown. The project will result in increased retail sales, commercial business opportunities, and improved perception of downtown.	\$250,000

PLANNING & DEVELOPMENT





DOWNTOWN REVITALIZATION SUMMARY

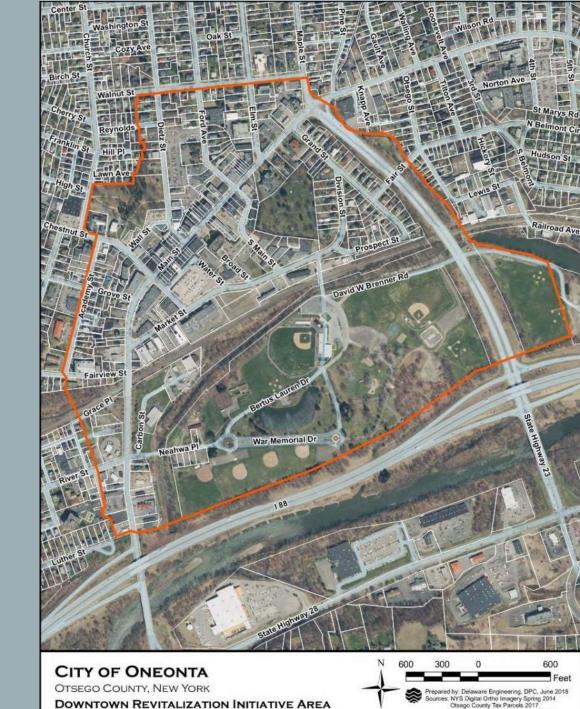
City Grants: \$ 23.8M

City Match: \$ 8.3M

Other Grants/

Private Investment: \$ 27.2M

Total: \$ 59.3M



SMALL BUSINESS ASSISTANCE

City Grants: \$ 1.70M

City Match: \$ 0.08M

Other Grants/

Private Investment: \$ 1.50M

Total: \$ 3.28M



HOUSING

Housing Rehab & Studies

City Grants: \$ 2.4M Private Investment: \$.3M Total: \$ 2.7M

Housing Assistance (above) plus Dietz St Lofts, Ford on Main & 14-18 Dietz

City Grants: \$ 5.0M

Other Grants/

Private Investment: \$ 24.7M Total: \$ 29.7M



OPD Report 7/2023-Present Tenancy

Fully Occupied @ 64 Units
Artist Units - 29 units*

*Goal = 40 artist units



OPD Call Records - 7/2023-Present

Total calls: 62*

Arrests: 3

Reported Offenses: 10

Calls to Other Large Housing Complexes

	ı
Woodridge Apartments	11
Academy Arms Apartments	14
Hillside Commons	15
Oneonta Heights	23
Mayrose Apartments	24
Lettis Apartments	40
Wilber Park Apartments	45

^{*}many of these calls were a result of OPD's encouragement of building management to call early to be proactive in addressing issues



OPD Call Records 7/2023-Present

Calls to Streets

Church Street	84
Spruce Street	116
Ford Avenue	129
Center Street	133
Maple Street	133
Dietz Street	139*
Elm Street	167

^{*}overall calls for service on Dietz Street from 2022 to 2023 increased by only 39 calls for the length of the street despite the addition of 64 additional dwellings



Financial Impact on Community

Property sale to City in 2018 \$ 257,500

Water & Sewer rents to City in 2024, est. \$ 21,000

40-year PILOT, 2024 w/ 2% inc. per year \$ 70,000

Other positive financial impacts:

- Downtown/citywide business activity
- Sales tax revenue (City gets 12% of County revenue)
- OPT bus fares and associated State aid from increased ridership
- Future parking revenue (residents will be able to purchase parking permits from the City)



PLANNING, SUSTAINABILITY, COMPLETE STREETS, BIKE/PEDESTRIAN TRAILS, URBAN FORESTRY, RECREATION

City Grants: \$ 8.2M

City Match: \$ 2.0M

Other Grants/Private

Investment \$ 1.8M

Total: \$ 12.0M





PLANNING & DEVELOPMENT

INFRASTRUCTURE

City Grants: \$15.3M

City Match: \$16.5M

Total: \$31.8M







RECENT INVESTMENT SUMMARY

City Grant-Assisted Programs 2016-Present

Total City-Wide Investments

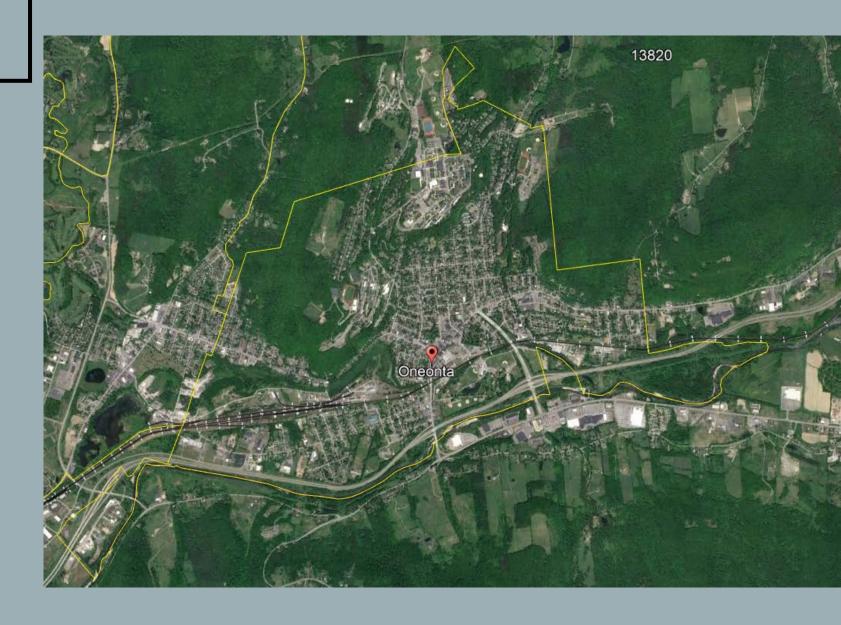
City Grants: \$ 52M

City Match \$ 28M

Other grants/private

Investment: \$ 30M

Total: \$110M





PLACEMAKING

"You can't rely on bringing people downtown, you have to put them there."

— Jane Jacobs, The Death and Life of Great American Cities



THE BEN EFITS OF GREAT PLACES + More walkable + Visually pleasing + Generally stimulating + Safe for pedestrians and bicyclists + Sense of belonging + Compatible with public transit + Greater security + Reduces need for cars and parking + More efficient use of time and money + Better environmental quality + Feeling of freedom + Greater connections between uses CREATES **PROMOTES SENSE IMPROVED** OF COMFORT ACCESSIBILITY + Greater community + Small-scale entrepreneurship organization + Economic development + Sense of pride and volunteerism NURTURES & BUILDS & + Higher real estate values DEFINES **SUPPORTS** + Perpetuation of integrity PLA CE + Local ownership, local value SENSE OF THE LOCAL and values COMMUNITY **ECONOMY** + More desirable jobs + Less need for municipal control + Greater tax revenue + Self-managing + Less need for municipal services FOSTERS SOCIAL PROMOTES INTERACTION HEALTH + Increased physical activity + Improves sociability + Access to fresh food + More cultural exposure, interaction + Greater security + Draws a diverse population + Greater social inclusion + More women, elderly, children + Greater ethnic/cultural pluralism + Enhanced environmental health + Encourages community creativity



15 Minute City

"What do we need to create 15-minute cities? We need to start asking questions that we have forgotten. For instance, we need to look hard at how we use our square meters. What is that space used for? Who is using it and how? What are the resources we have and how are they used? Then we need to ask what services are available in the vicinity. Not only in the city center, but in every vicinity. Services like health providers, shops, markets, artists, sport, cultural life, schools, parks. Are there green areas? Are there water fountains and places to cool off? Also we need to ask how do we work? Why is the place I live here and my work far away?"

-Carlos Moreno



















OBJECTIVES:

Revitalize Downtown

Address the current decline in foot traffic and business support by implementing strategic initiatives that create a vibrant, welcoming atmosphere.

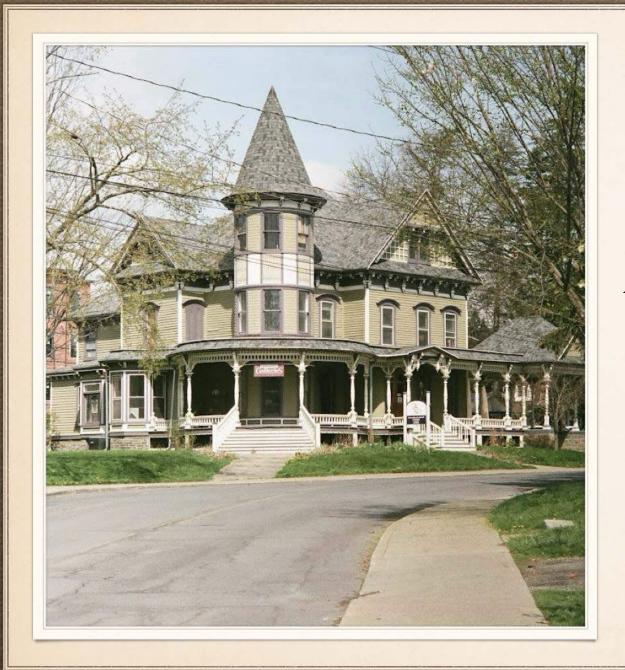
Increase Community Engagement

Foster a sense of community ownership and pride by actively involving residents, students, and businesses in the revitalization efforts.

Create Destination Appeal

Position downtown Oneonta as a destination for both locals and visitors, particularly families of players from the Cooperstown All Star Village during the summer.





PROMOTE OUR LOCAL ARTS AND ENTERTAINMENT INFRASTUCTURE

Market Scheduled Performances
along with the
Serendipitous Engagement Possibilities
of an Enhanced
Downtown Experience

AIDID TO THAT... THIESE PROPOSED INITIATIVES



ENCOURAGE PERFORMANCES AND ART INSTALLATONS



STAGE "COMMUNITY PARTNER" ARTS EVENTS



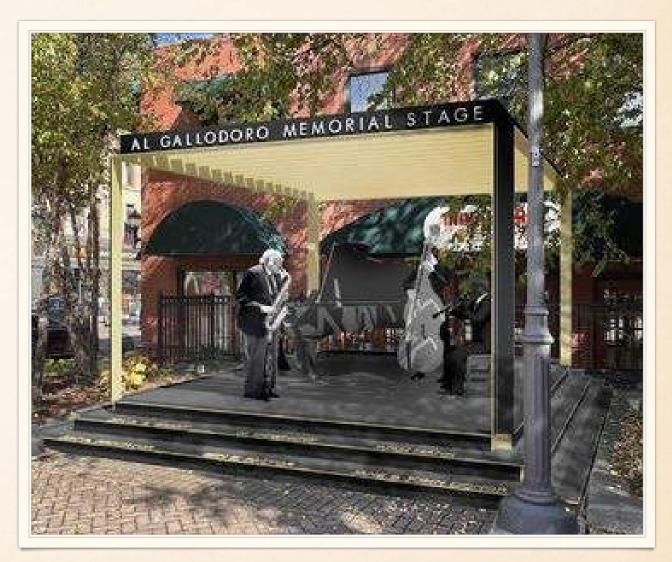
PROMOTE INTERACTIVE WORKSHOPS



SCHEDUILE OUTDOOR MOVIE NIGHTS AND

CONCERTS





ALGALLODORO MEMORIAL STAGE



ENCOURAGE POP-UIP GAILLERIES AND STUIDIOS

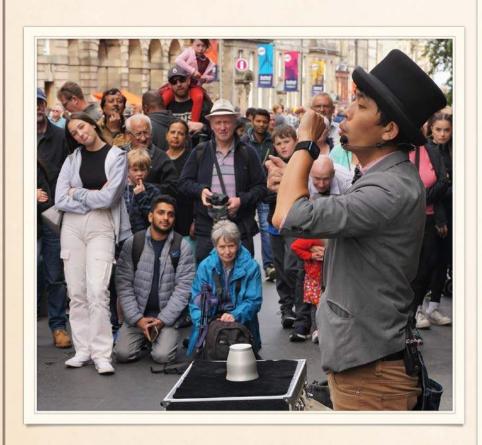




ENHANCE LIGHTING AND DECOR



WELCOME BUSKERS AND "PASS THE HAT" PERFORMANCES



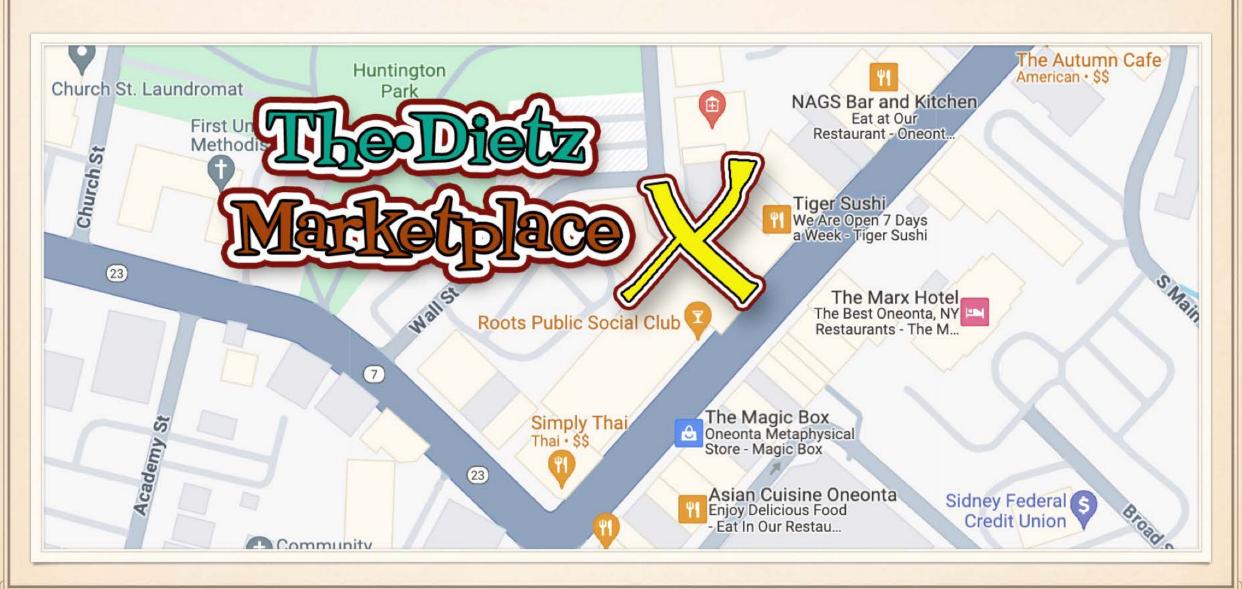


AIDID "TO GO" FOOID, FOOID TRUCKS AND VENDORS





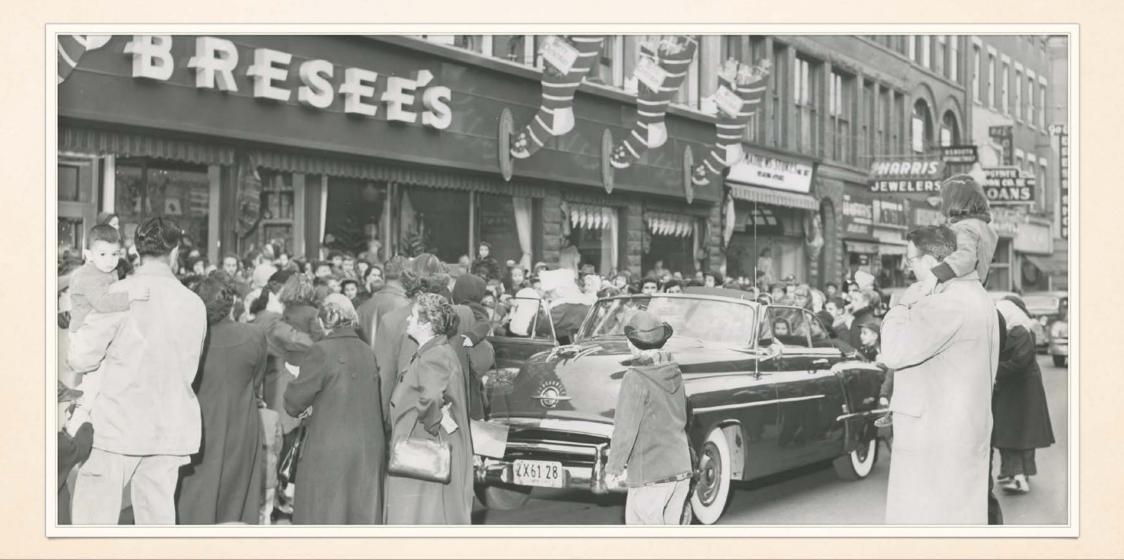
CREATE "PEDESTRIAN=ONLY" AREAS



WELCOME THE FARMERS MARKET



BRING BACK LATE NIGHT THURSDAYS



BUILLD UIPON A REVITALIZED MULLER PLAZA





ELEMENTARY, MIDDLE, AND HIGH SCHOOL PARTICIPATION



COLLEGE, HEALTHCARE, AND ARTIST COLLABORATION





IMPLEMIENTATION

Volunteer Engagement - Campaign

Mobilize community volunteers to support and drive various initiatives, creating a sense of ownership among residents.

Partnerships with Local Agencies - Outreach

Collaborate with local agencies, such as schools, businesses, and civic organizations, to maximize resources and expertise.

Enlist the support of a Business Improvement District in planning and production.

Promotion and Marketing - Collaborative Production

Develop a robust marketing campaign to promote downtown Oneonta as a destination, targeting both residents and the families of players from the Cooperstown All Star Village.

Maximize the potential of social media promotion with the assistance of college student volunteers and interns.

Downtown Renaissance Coordinator - Contract

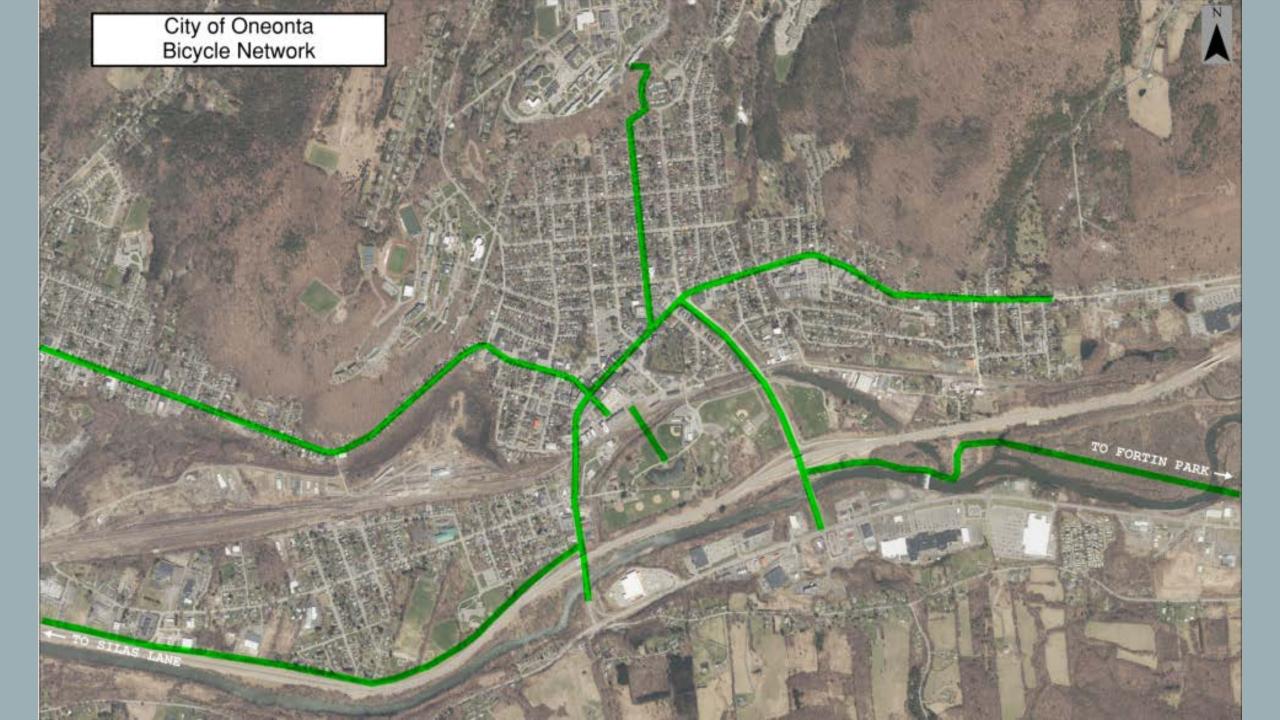
Solicit, Support, Promote, and Report

Renaissance Steering Committee - Establish

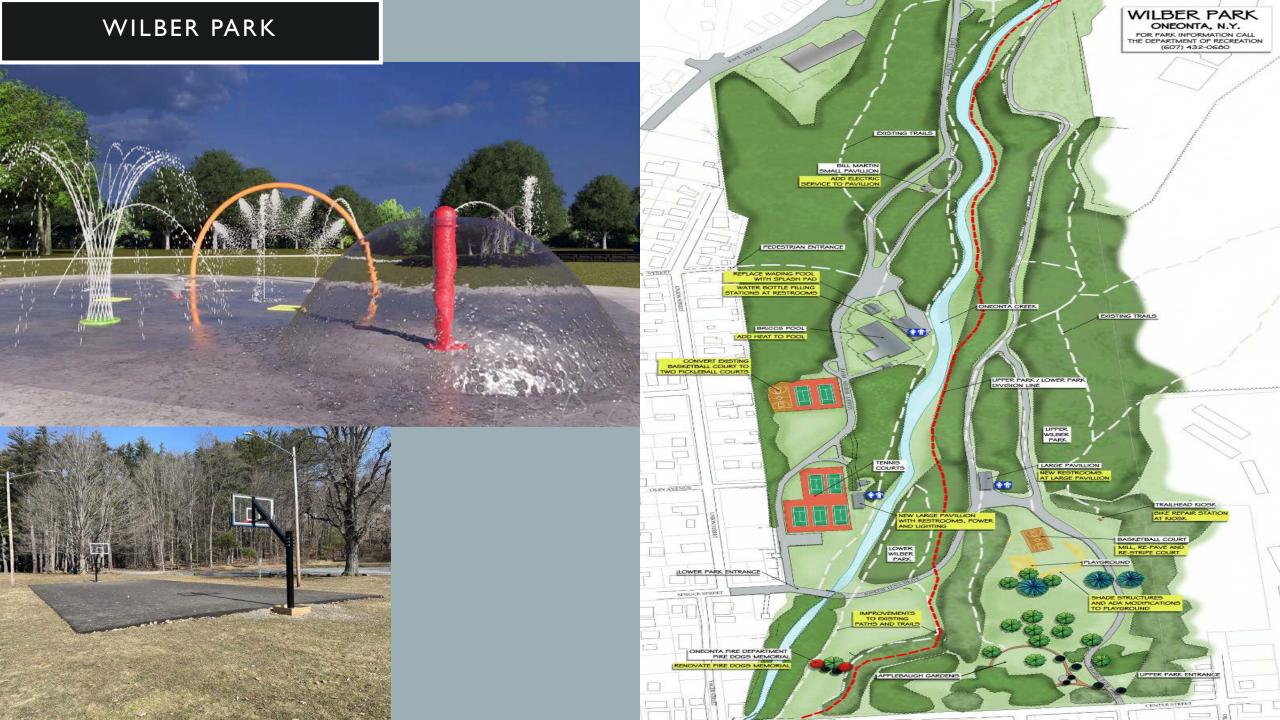
Seven members Reviews production of Coordinator. Provides opinion, resources, and support.

Exercises final approval of vendors, buskers, etc. in Muller Plaza, Dietz Street, Water Street, and on Sidewalks











SMALL BUSINESS ASSISTANCE

Microenterprise Program

43 small businesses assisted since 2015

Applying for another \$225K in 2024

Nick's Diner

Social Eats Project 607

221 Main St commercial space renovation (Nag's Bar and Kitchen)

COVID Recovery Fund

Up to \$3,000 grants awarded to ~25 small businesses in 2020

Two (2) current small business grants in development





WHY DO WE NEED HOUSING?

- Housing is a need that impacts all aspects of community health.
- Housing availability encourages more equitable, accessible and vibrant communities.

WHAT DO WE HAVE?

Median Gross Rent 2018-2022: \$980

Median Selected Monthly Owner Costs-With a Mortgage: \$1,460

Median Household Income: \$62,188

Persons in Poverty, Percent: 20%



2023 MARKET STUDY PREPARED BY NEWMARK

The Local Market Supports:

Workforce Family Housing: 93 apartments Rent & income limits =/< 50%-70% of area median income (AMI), I, 2, and 3-bedroom units mix

Local Market Conditions

- Market rate housing remains well supported
- Stable occupancy overall with typical turnover reported at most complexes with comparatively limited availability
- Affordable housing throughout County and upstate New York is typically fully occupied with minimal turnover and regular waitlists often exceeding the number of units in the project

2023 MARKET STUDY PREPARED BY NEWMARK

Primary Market Area (PMA)

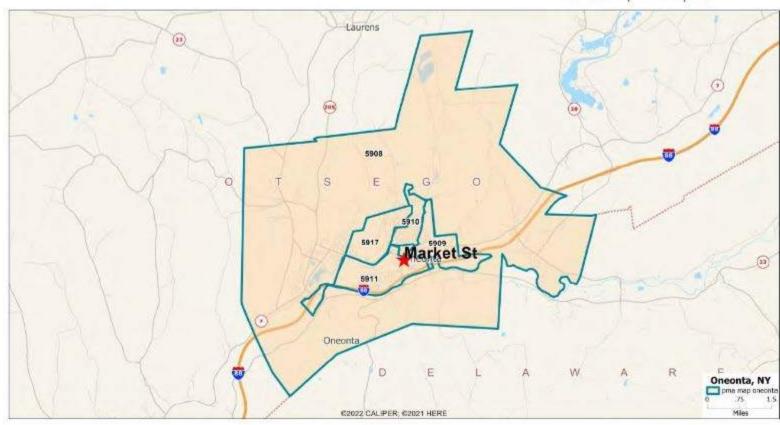
City and Town of Oneonta is expected to provide 75% of the eventual tenant base

PMA Population: 17,940

PMA Total Households: 5,900

PRIMARY MARKET AREA MAP

Market Area Map - 37.27 Sq Miles



2023 MARKET STUDY PREPARED BY NEWMARK

Comparable Area Affordable Developments

Oneonta Heights Family, Oneonta - 20 units

Oneonta Heights Senior, Oneonta – 40 units

Dietz Street Lofts, Oneonta - 64 units

Candlewood Court, Richmondville - 40 units

The Birches at Schoharie - 72 units



WHAT DO WE NEED?

Right-sized housing costs for all income levels

Accessible housing for all age brackets

Walkable community

Live close to where you work and play



WHAT ARE OUR STRATEGIES?

Work with developers to build out housing units to serve all income levels and age brackets:

Vision and Communication

Planning and Development staff

Technical assistance and project development

Funding assistance

Increase downtown density

Improve urban connectivity



Food & Beverage Innovation Center was included as a priority project in the City's DRI Strategic Investment Plan but was not funded by the State.

As a result, the City marketed both 27 Market St and Westcott Lot parcels to developers. While some interest was expressed, there were no takers.

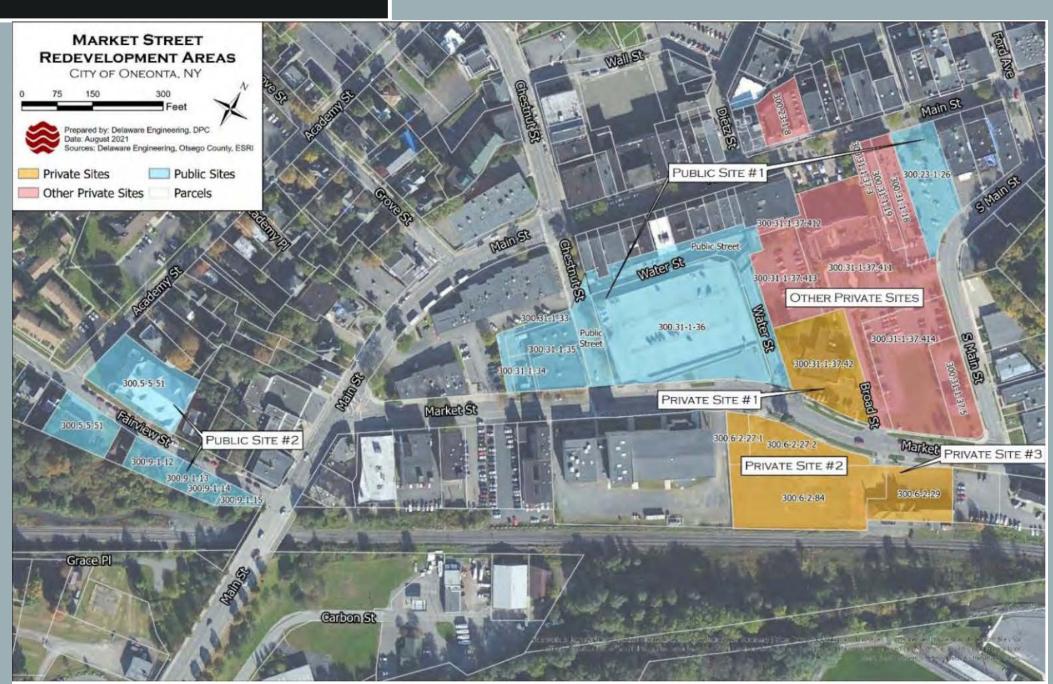
A group of local individuals expressed interest in purchasing 27 Market St and renovating the building but their plans were unsuccessful.

The City continued discussions with Kearney Development Group, who had been interested in the Westcott Lot but deemed it too small. Ultimately, the State approved the use of the Westcott Lot DRI funds for the Dietz Street Lofts development, with the City agreeing to sell a portion of the Dietz Street Lot to Kearney.

Once the site was for sale again, the City purchased 27 Market St in 2020 and demolished the dilapidated building in 2023, with the goal of establishing a marketable site for redevelopment.

In 2021, after completion of conceptual plans for renovation of the parking garage and construction of an adjacent transit hub, the City engaged Delaware Engineering and Mathes Public Affairs to identify developers interested in potential downtown redevelopment sites, including 27 Market St. Their scope of work included identifying target sites, a list of known potential developers, reaching out to said developers, and issuing an RFP for redevelopment proposals.

A single response to the RFP was received from a Saratoga-based developer of mixed-use housing and commercial/retail projects in upstate NY. Ultimately, they decided not to invest in Oneonta at that time.



In 2022, City entered a preferred developer agreement with Klugo LLC and submitted a RESTORE NY application for funding for Klugo LLC to construct a mixed-use building with market-rate apartments at 27 Market St. This \$10M grant application was unsuccessful and the project did not move forward.

The City hired Johnson-Schmidt Architect to serve in a retainer capacity as an on-demand consultant to assist the City in coordination with prospective local developers, as well as to assist with marketing to larger developers. JSA has vast experience with historic tax credit projects, in particular, and the City has many historic buildings that could potentially be redeveloped utilizing this financial incentive.

The City remains in contact with potential developers who have expressed varying levels of interest in Oneonta over the past decade, including some with experience building in Oneonta.

As a result of the City's ongoing developer outreach, RSS expressed serious interest in partnering with the City to redevelop 27 Market St.

Other notable downtown properties currently available for mixed-use redevelopment:

195 Main St (former Oneonta Hotel) – there is significant interest from a regional developer in purchasing and redeveloping this private property for market-rate housing.

34-36 Walnut St (former St. Mary's School) – St. Mary's Church still owns the former school and is interested in selling the property for redevelopment with particular interest in senior housing.

47 Market St (former municipal parking garage) – a new public parking lot will be constructed and the space above (i.e. Water St level and above) could be available for future mixed-use development.

58-60 Market St (former Stella Luna) – this private property is currently available for sale or lease.

Westcott Lot – this public parking lot could be available for future mixed-use development, keeping parking below.

2 Academy St (The Armory) – this City-owned building is used for recreation, some governmental activities, and is home to the Teen Center. However, there is significant underutilized space that presents an opportunity for redevelopment. The City has completed a building conditions assessment and will soon be discussing next steps for the building.

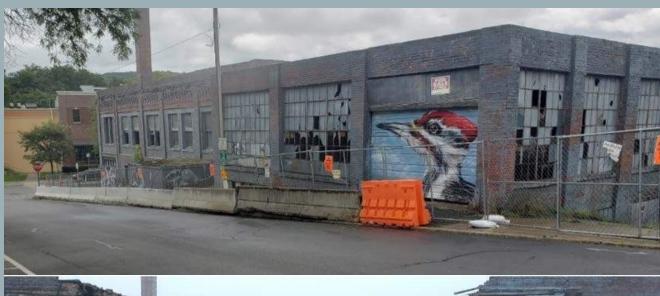
27 MARKET STREET

City purchased this site in 2020 and demolished the dilapidated building in 2023, with the goal of establishing a marketable site for redevelopment.

Purchase: \$425K
Demolition City Match: \$414K
Demolition Grant: \$478K
Total Demolition: \$1,317K

Total City Investment: \$839K

Post-Demolition Appraised Value: \$477.5K







Pioneers who confront complex social problems by joining together with neighbors to create real and lasting change



RSS & OTSEGO COUNTY



In the past year, RSS:





Paid more than \$310,000 in traditional property taxes, payments in lieu of taxes, and rent to local landlords.



Employed 110 residents in full- or part-time positions with an average hourly salary of \$18.75, not including fringe benefits.



Invested \$115,000, supporting local contractors/vendors, to maintain our properties as safe and attractive community assets.









CREATING A COLLECTIVE VISION: 27 MARKET STREET, ONEONTA

RSS WELCOMES AND ENCOURAGES EVERYONE TO PARTICIPATE IN DEVELOPING A SHARED VISION FOR A STRONG AND BALANCED COMMUNITY.

86 INDIVIDUALS PARTICIPATED IN AT LEAST ONE MEETING, CONVERSATION OR PRESENTATION SEPTEMBER 2023-FEBRUARY 2024







IF YOU DECIDE YOU WOULD LIKE RSS TO PROCEED WITH THE DEVELOPMENT OF 27 MARKET STREET, WE WILL:

- Purchase the site for the post demolition appraised value
- Build a beautiful and well-constructed \$25 Million Dollar structure that fits the architecture of the past while utilizing energy efficient technologies of the future.
- Add at least 50 additional residents to live, work, and invest their resources in the downtown community.
- Ensure a 24-7 staff presence to enforce lease agreements and seamlessly integrate the new tenants into the larger community.
- Build and manage a commercial space that compliments and attracts the interests of students, families and youth to the area.
- Create parking for tenants and visitors of the building
- Negotiate a fair and equitable payment in lieu of taxes
- Invest an estimated \$14,800 in water and sewer payments annually.

