

B. Seneca Falls - RESTORE III – Knitting Mill Rehabilitation (W824)

December 16, 2010

General Project Plan

- Grantee:** Village of Seneca Falls (“Seneca Falls” or the “Village”)*
- * Upon the occurrence of the pending dissolution of the Village of Seneca Falls into the Town of Seneca Falls, the Grantee shall be the Town of Seneca Falls without further action by ESD.
- Beneficiary:** National Women’s Hall of Fame
- ESD Investment:** A grant of up to \$2,500,000 to be used for a portion of the cost of demolition, renovation, and construction of two buildings.
- Project Locations:** Seneca Falls, Seneca County
- Seneca Knitting Mill (a.k.a. the Limestone Building), 1 Canal Street
46 West Bayard Street
- Project Completion:** April 2013
- Grantee Contact:** Connie Sowards, Village Administrator
60 State Street
Seneca, NY 13148
Phone: (315) 568-6211 Fax: (315) 568-2336
- Peter W. Same, Town Supervisor
81 W. Bayard Street
Seneca, NY 13148
Phone: (315) 568-0940 Fax: (315) 568-4672
- Beneficiary Contact:** Christine M. Moulton, Executive Director
National Women’s Hall of Fame
76 Fall Street
PO Box 335
Seneca Falls, NY 13148
Phone: (315) 568-8060 Fax: (315) 568-2976
- Project Team:** Project Management Wai Shiu
Affirmative Action Helen Daniels
Environmental Rachel Shatz

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Project Description:

Background

The Village of Seneca Falls was first settled in the late 1700s as a farming and manufacturing community. Water power harnessed from the adjacent Seneca River supported early developments in distilleries, glass making foundries, and flour and knitting mills. The construction of the Cayuga-Seneca Canal in 1818 provided catalyst to transportation-related commerce. Seneca Falls remained an industrial village well into the 20th century as the home of Gould's Pumps, Sylvania and Seneca Machine.

In the same period, the Village acquired a reputation for social and religious reform. Residents fervently supported the abolition of slavery, Underground Railroad, and the temperance movement. Most notably, the Seneca Falls Convention in 1848 ushered in the Woman's Rights Movement.

Industrial decline in the 1980s affected the Village significantly and many large employers, such as Goulds Pumps, Philips Electronics, Seneca Army Depot, and the Willard Psychiatric Hospital, either downsized their workforce or departed the region. Between 1990 and 2007, Seneca Falls saw an estimated 9% loss of population.

In recent years tourism has become the major industry in Seneca Falls. Pleasure boats on the canal system provide a steady stream of visitors to the Village's downtown historical and cultural attractions, including the Woman's Rights National Historical Park, the Elizabeth Cady Stanton House, and the Seneca Museum of Waterways and Industry.

Part of the efforts to increase tourism to the Village is the Seneca Falls Canal Corridor Revitalization Project – Phase I (the "Master Plan"). A collaborative effort between the Village and the National Women's Hall of Fame (the "Museum"), the Master Plan will abate, stabilize, and re-use the Seneca Knitting Mill building (the "Mill"), a.k.a. the Limestone Building, and demolish the 46 West Bayard Street property. The focus of the Master Plan is the rehabilitation of the Mill, which will be the future home of the Museum and an integral component of the Village's revitalization.

The Village is limited in its resources to finance the project on its own. In addition, construction hard costs for the Museum are estimated to be more than \$19 million. ESD's Restore NY funding will be a critical contribution to the implementation of the Master Plan and the construction of the Museum.

On March 2010, Seneca Falls voted to dissolve. It will remain a village until December 31, 2011, after which the Village will be part of the Town of Seneca Falls. This authorization request includes the authorization of the transfer to the Town of Seneca from the Village of Seneca Falls upon dissolution of the Village without further action by ESD.

The Project

ESD's funds will be used for activities in the following two locations: Seneca Knitting Mill (a.k.a. the Limestone Building), located in the 1 Canal Street parcel, and 46 West Bayard Street. The project is expected to begin in June 2011 and to be completed in April 2013.

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Seneca Knitting Mill is one of the few survivors of American Industrial Revolution Mill architecture in the country. The 36,456-square-foot limestone building was placed on the National Register of Historic Places in 1991. It has been unoccupied since 1999, and the building is currently in a state of severe deterioration. ESD’s funds will be used to rehabilitate the Mill, and it will be the new home of the National Women’s Hall of Fame, which is the nation’s oldest membership organization dedicated to honoring and celebrating the achievements of distinguished American women.

46 West Bayard Street, built in 1880 as a 1,656-square-foot residence, was most recently used as a residential apartment. It is currently vacant and in disrepair. ESD’s funds will be used to demolish the building, which will provide an inviting entranceway to the Museum.

Seneca Knitting Mill (a.k.a. the Limestone Building), 1 Canal Street

Financing Uses	Amount	Financing Sources	Amount	Percent
Renovation	\$3,001,359	ESD Grant	\$2,255,560	67%
Interior Demolition	7,645	Village Equity	636,547	19%
Environmental Cleanup	257,000	ESD Grant (P967) Balance	35,096	1%
Professional Service	81,000	OPRHP Grant	320,801	10%
		Save America's Treasures	99,000	3%
Total Project Costs	\$3,347,004	Total Project Financing	\$3,347,004	100%

46 West Bayard Street

Financing Uses	Amount	Financing Sources	Amount	Percent
Renovation	\$184,674	ESD Grant	\$244,440	95%
Environmental Cleanup	59,766	Village Equity	13,000	5%
Environmental Assessment	3,000			0%
Professional Service	10,000			0%
				0%
Total Project Costs	\$257,440	Total Project Financing	\$257,440	100%

Financial Terms and Conditions:

1. Upon execution of the grant disbursement agreement, the Grantee will reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Grantee will be obligated to advise ESD of a materially adverse change in its financial condition prior to disbursement.
3. The Grantee will ensure the contribution of at least a 10% match of the grant amount to the Project.

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4. Up to \$2,500,000 will be disbursed to Grantee upon documentation of project costs totaling \$3,604,444, and upon completion of the project substantially as described in these materials, as evidenced by a certificate of occupancy for the 1 Canal Street project location, assuming that all project approvals have been completed and funds are available. 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 May 4, 2009 to be considered reimbursable project costs. Previously expended funds may be applied toward match requirements retroactive to June 23, 2006, when the Restore New York Legislation was enacted.
5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$2,500,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the Grantee 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.
6. If the Grantee is not the owner of the Project, then the Grantee shall prohibit, for five years from the date of the initial disbursement of Grant funds, any transfer of the Project in whole or in part, by sale, lease, or conveyance of any interest in or with respect to the Project except (a) transfers of minor interests in the Project site, such as utility easements and limited rights-of-way, and (b)(i) the arms-length basis sale or lease of individual condominium units in the ordinary course of business for a condominium development and (ii) the arms-length basis residential or commercial lease in the ordinary course of business for a commercial, residential, or mixed-use rental development. In the event that such a prohibited transfer occurs within such five-year period, the Grantee shall pay to ESD, promptly upon ESD's written demand therefor, the applicable amount indicated below.

The Recapture Amount is based on the time that has lapsed between when the Grant funds were disbursed and when the transfer occurred. The Recapture Amount shall be calculated by aggregating the Recapture Amount for each disbursement of the Grant, which in each instance shall be equal to:

- (i) 100% of the disbursed amount if the transfer occurred in the calendar year that the disbursement was made, or in the first full calendar year after the disbursement was made;
- (ii) 80% of the disbursed amount if the transfer occurred in the second full calendar year after the disbursement was made;
- (iii) 60% of the disbursed amount if the transfer occurred in the third full calendar year after the disbursement was made;
- (iv) 40% of the disbursed amount if the transfer occurred in the fourth full calendar year after the disbursement was made;
- (v) 20% of the disbursed amount if the transfer occurred in the fifth full calendar year after the disbursement was made.

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7. Both the Village of Seneca Falls and the Town of Seneca Falls shall be parties to the grant agreement which shall contain a covenant that, upon the occurrence of the pending dissolution of the Village of Seneca Falls into the Town of Seneca Falls, the Town of Seneca Falls shall be the Grantee pursuant to the grant agreement and receive all rights and assume all obligations of the Grantee pursuant to the Grant Agreement. Upon the occurrence of the pending dissolution of the Village of Seneca Falls into the Town of Seneca Falls, the Grantee shall be the Town of Seneca Falls without further action by ESD. The Town of Seneca Falls shall promptly provide to ESD written notice of the occurrence of the dissolution.

Environmental Review:

The Village of Seneca Falls, as lead agency, has completed an environmental review of the proposed project, pursuant to the requirements of the State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation. This review, which was coordinated with ESDC as an involved agency, found the project to be a Type I Action which would not have a significant effect on the environment. The lead agency issued a Negative Declaration on May 10, 2010. ESDC staff reviewed the Negative Declaration and supporting materials and concurs. It is recommended that the Directors make a Determination of No Significant Effect on the Environment.

Due to the site’s inclusion in the National Register of Historic Places, ESDC has confirmed that the project has consulted with the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) pursuant to the requirements of Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. ESDC, OPRHP and the National Women’s Hall of Fame have agreed that the project will be implemented in accordance with a Letter of Resolution. ESDC will ensure that all conditions stipulated in the Letter of Resolution are met.

Affirmative Action:

ESD’s Non-discrimination and Affirmative Action policy will apply. The Village of Seneca Falls is encouraged to use its best efforts to achieve a Minority Business Enterprise participation goal of 7% and a Women Business Enterprise participation goal of 3% of the total dollar value of work performed pursuant to contracts or purchase orders entered into in connection with the construction work related to the project and to include minorities and women in any job opportunities created by the project.

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Statutory Basis – Restore NY Communities:

Land Use Improvement Project Findings

1. The area in which the project is to be located is a substandard or insanitary area, or is in danger of becoming a substandard or insanitary area and tends to impair or arrest sound growth and development of the municipality.
The project involves the demolition, deconstruction, rehabilitation, or reconstruction of two vacant and abandoned commercial and residential buildings, which has been deemed by the Grantee to arrest sound growth and development in the area.
2. The project consists of a plan or undertaking for the clearance, replanning, reconstruction and rehabilitation of such area and for recreational and other facilities incidental or appurtenant thereto.
The project involves the demolition, rehabilitation and reconstruction of a site that the Grantee has included in its overall master development plan, the Seneca Falls Canal Corridor Revitalization Project – Phase I, which will abate, stabilize, and re-use the Seneca Knitting Mill building (a.k.a. the Limestone Building) located in the 1 Canal Street parcel and demolish the 46 West Bayard Street property.
3. The plan or undertaking affords maximum opportunity for participation by private enterprise, consistent with the sound needs of the municipality as a whole.
The Grantee published a property assessment list and held a public hearing on the project at the time of application. The Grantee will ensure compliance with all applicable local laws and regulations.
4. The requirements of Section 10(g) of the Act are satisfied.
There are no families or individuals displaced from the Project area.

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Seneca Falls (Seneca County) – Seneca Falls - RESTORE III – Knitting Mill Rehabilitation
– Restore NY Communities 08-09 – Determination of No Significant Effect on the
Environment

RESOLVED, that based on the material submitted to the Directors with respect to the Seneca Falls - RESTORE III - Knitting Mill Rehabilitation Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

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