

**D. Camillus - RESTORE III – Downtown Redevelopment (W833)**

September 14, 2010

General Project Plan

- Grantee:** Village of Camillus (the “Village”)
- ESD Investment:** A grant of up to \$156,500 to be to be used for a portion of the cost of the renovations of a 4,300-square-foot vacant property.
- Project Location:** 55 Genesee Street, Camillus, Onondaga County
- NYS Empire Zone (or equivalent):** N/A
- Project Completion:** October 2010
- Grantee Contact:** Steven Primo, Village Attorney  
37 Main Street  
Camillus, New York 13031  
Phone: (315) 430-2428 Fax: (315) 672-5323
- Project Team:** Project Management Gregory E. Fitzgerald  
Affirmative Action Helen Daniels  
Environmental Soo Kang

**Project Description:**

Background

The Village of Camillus is located within the Town of Camillus in Onondaga County and is one of the smallest villages in the State. For nearly a century, the Village was the center of commerce for the Town of Camillus. The Village has suffered significant population flight, economic distress, commercial inactivity and housing stock decline in recent years due to dire economic conditions exacerbated by the closure of the Village’s largest employer, the Camillus Cutlery. The per capita income for Village residents is \$19,939 and 6.9% of the families and 8% of the population are below the poverty line.

In 2008, the Village prepared a comprehensive redevelopment plan, which highlighted serious present and future challenges including vacant and run-down properties, lack of goods and services offered for sale, the decline of owner occupied residential units, and the lack of quality, modern commercial buildings. Restore NY funds are needed to complete the necessary renovation and infrastructure work to leverage additional private investment to redevelop the Village’s core. Restore NY funds will be used for the renovation of 55 Genesee Street.

The Village’s initial application also included the rehabilitation and redevelopment of a 45,600-square-foot vacant industrial building, which was formerly the Camillus Cutlery site. This portion of the Village’s plan is still in the planning stage and will be presented to the

## D. Camillus - RESTORE III – Downtown Redevelopment (W833)

September 14, 2010

Directors at a later date.

### The Project

The project involves the renovation of 55 Genesee Street, a vacant commercial building located across the street from the former Camillus Cutlery property. Genesee Street, which is often referred to by local residents as Main Street, is the main commercial corridor within the Village. The redevelopment of 55 Genesee Street will include the structural repair and stabilization of a condemned building located on a very visible section of Genesee Street within 300 feet of Village Hall. The building will be completely renovated into a mixed-use development with a restaurant space on the ground floor and residential units on the second floor.

Overall, the project is expected to revitalize the Village of Camillus' center by providing the necessary momentum and capital investment to spark interest in investing, living and doing business in this unique walking-friendly village. The building owner, Richard Kirk, will serve as the developer. The project began renovations in May 2009 and is expected to be completed by the end of October 2010.

Financing Uses	Amount	Financing Sources	Amount	Percent
Renovation	\$156,500	ESD Grant	\$156,500	82%
Water/Sewer	4,000	Village Equity	15,650	8%
Indirect/Soft Costs and Other Costs	30,150	Developer Equity	18,500	10%
Total Project Costs	\$190,650	Total Project Financing	\$190,650	100%

### **Financial Terms and Conditions:**

1. Upon execution of the grant disbursement agreement, the Village will reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Village will be obligated to advise ESD of a materially adverse change 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 \$156,500 will be disbursed to Grantee upon documentation of project costs totaling \$190,650 upon completion of the project substantially as described in these materials, 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

## **D. Camillus - RESTORE III – Downtown Redevelopment (W833)**

September 14, 2010

Restore New York Legislation was enacted.

5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$156,500, 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.
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 therefore, 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.

### **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 ("SEQRA") and the implementing regulations of the New York State Department of Environmental Conservation. No further environmental review is required in connection with the project.

## **D. Camillus - RESTORE III – Downtown Redevelopment (W833)**

September 14, 2010

Due to the building's eligibility for inclusion in the New York State and National Registers of Historic Places, ESD has confirmed that the project sponsor consulted with the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) pursuant to Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. No further consultation is required, subject to a Letter of Understanding.

### **Affirmative Action:**

ESD’s Non-discrimination and Affirmative Action policy will apply. The Village of Camillus agrees to use its best efforts to include minorities and women in any job opportunities created by the Project and to solicit and utilize Minority and Women-owned Business Enterprises for any contractual opportunities generated in connection with the Project.

### **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 rehabilitation of a vacant and condemned commercial building, which has been deemed by the Village 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 rehabilitation of a site that the Village has included in its overall redevelopment plan of the Village’s main commercial corridor.

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 Village published a property assessment list and held a public hearing on the project at the time of application. The Village 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.

September 14, 2010

Camillus (Onondaga County) – RESTORE III – Downtown Redevelopment – Restore NY Communities 08-09 (Capital Grant) – Determination of No Significant Effect on the Environment

---

RESOLVED, that based on the material submitted to the Directors with respect to the Camillus - RESTORE III – Downtown Redevelopment Project, the Corporation hereby determines that the proposed action will not have a significant effect on the environment.

\* \* \*