

REDC Region: Mid-Hudson

Program: DRI Round 7 and NYF Round 2

Municipality: Village of Nyack

Downtown Name: Historic Downtown Nyack

County: Rockland

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Nyack DRI Committee

Dr. Don Hammond, Mayor
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Philip Donnelly, Interim CEO, Vice President of Health & Fitness, Rockland YMCA
Bill Helmer, Developer/Property Owner
Thomas Schneck, Business owner/Visit Nyack
Mark Davidoff, RCC Hospitality and Culinary Arts Center
Maria Luisa Wittingham, Maria Luisa Boutique
Elliott Forrest, ArtsRock nonprofit; radio host
Kim Cross, Executive Director, Nyack Center
Terry Clarke, Owner, Black Parakeetz
Paul Adler, Rand Commercial
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1. INTRODUCTION

The Village of Nyack's Downtown area faces challenges of flooding, poverty, vacant and struggling businesses, unaffordable housing, and inequitable access to its amazing waterfront. The Regional Economic Development Council's investment in Nyack's vision to overcome these challenges would:

1. Boost local and regional tourism, and create jobs, by leveraging the Village's location and function as a gateway for visitors to the Hudson Valley. Projects targeting the gateway at Rte 59/Thruway/Rte 9W, waterfront access, parking, wayfinding and flood/climate resiliency will have a transformative impact on Nyack's traditional role as a shopping and cultural destination.
2. Boost affordable housing by helping the Village with the planning and demolition needed to create shovel-ready building sites, on both public and private land, enabling the Village to continue to be a leader in progressive housing policy.
3. Boost sustainability and climate change resiliency by helping build an ADA waterfront walkway and green infrastructure project that will enable social equity in access to the Hudson River, reduce water pollution and promote biodiversity and tourism.
4. Boost employment and waterfront access by helping create a marina commercial center with a restaurant and waterfront-related businesses and services.

NYS support for certain key, transformative projects, and a planning process, will catalyze a broad community-based effort to revitalize the Downtown. The Downtown is the beating heart of Nyack's diverse, vibrant and progressive community. Without external support from NYS and federal sources, the Village is unable to undertake sufficient planning and capital projects to revitalize the Downtown. The Village's capacity to implement funded projects is amply demonstrated by its record of community-based planning and recent and on-going infrastructure projects targeting water mains, sidewalks and parks improvements.

2. GEOGRAPHICAL AREA AND JUSTIFICATION:

Boundaries of the Proposed DRI and NYF areas: Because Nyack is small and compact, the DRI area covers much of the municipal area, capturing the Rt 59 commercial corridor to the west, the hospital, school and religious institutions to the north, the full length of Broadway to the south, as well as the Hudson River shoreline to the east. The NYF area is a subset, restricted to the Main Street and Broadway business corridors and a smaller portion of the waterfront. The NYF area excludes the two most expensive public projects, the Nyack Brook Intercept and the Central Business District Parking and Mixed Use Project.

Justification: Nyack's Downtown enjoys the geographical blessings of location near NYC, on a hill overlooking the spectacular Hudson River, easily accessed via NYS Rte 9W, NYS Rte 59 and the NYS Thruway with its new Shared Use Path in South Nyack and two vehicle entrances in Nyack. Ample cultural resources and waterfront parks make Nyack a popular tourist destination and a great place to live. High density housing within the Downtown and a dense pattern of single and multifamily structures within short walking distance of the Downtown


provide a ready market for local business. Nonetheless, Nyack needs support to fully leverage its geography, in particular to overcome certain serious challenges captured in the proposed DRI area, including:

- A. The extraordinary flooding risk from Nyack Brook that collects water from the Thruway interchange at the top of the hill and continues along Main St and under many commercial and residential buildings, serving as the main artery of an aging, deteriorating and flood-prone stormwater system.
- B. Retail competition from a nearby massive shopping mall and other suburban shopping centers along Rte 59 in Clarkstown with vastly more accessible parking inventory. This struggle between “Main Street” and the “Mall” dates to the birth of the Nanuet Mall in the 1970s, and is exacerbated by e-commerce.

DRI MAP WITH TRANSFORMATIVE PROJECTS



- 1 Nyack Public Art Gateway Improvement Mural Project
- 2 Nyack Brook Intercept Project
- 3 The Angel Nyack
- 4 Central Business District Parking and Mixed Use Project
- 5 Marina Restaurant Bulkhead Restoration Project
- 6 Street Fair Security Removable Bollard Public Art Project
- 7 30 S. Franklin Affordable Housing Project
- 8 Burd Street Affordable Housing Project
- 9 Memorial Park ADA Waterfront Path Project
- 10 YMCA Pool Project

 **DRI BOUNDARY AREA**
 **NYF BOUNDARY AREA**
 **Village Boundary**

- C. High rents for both residential and commercial space, driven by proximity to NYC’s housing and job market and nationwide trends creating a housing affordability crisis in Nyack and the region. While the Village is blessed with a major subsidized housing complex within the Downtown, the product of a painful Urban Renewal history, and has enjoyed substantial residential growth, both market rate and affordable, the need for workforce affordable housing has only grown over time. Nyack’s poverty statistics, persistent racially divided pattern of housing occupancy and growing indigent and panhandler population belie its outward image as a well-resourced community of boutiques, cafes and Brooklyn transplants.

3. VISION STATEMENT FOR DOWNTOWN REVITALIZATION

The Nyack community’s vision for the Downtown has developed through comprehensive planning, waterfront planning, and the regular engagement of civic, business and appointed advisory groups. Nyack is a historic Hudson River village that cares deeply about social and cultural diversity, the arts, affordability, walkability and sustainability. We view our Downtown mixed-use business and civic area, which includes our picturesque waterfront, as the beating heart of our community – its vitality and growth is essential to our quality of life and Nyack’s continued evolution as a destination for shoppers and tourists, and a place where talented people come to live, start businesses, have families and grow old together. Our proposed investments in business growth, flood resiliency, affordable housing, gateway improvement and equitable access to the waterfront, among others, will capitalize on Nyack’s unique history and geography and catalyze further private investment leading to increased employment and an improved tax base. Taken together, these investments will make Nyack exemplify the “live, work, play” ideal.

Throughout our work we will maintain our focus on “The Nyack Promise”: We support affordable housing as the foundation of our diversity as a community. We support educational opportunity and value our youth as legitimate users of our Downtown area. We honor artists, musicians, writers and other culture creators as essential to our quality of life and attractiveness as a tourism destination. We believe that tourism is a key part of the economic life of the Village and the Hudson Valley. Lastly, we believe Nyack, as a small urban area with a density of existing infrastructure, must play a leading role in forging the low-carbon emission future required for our collective safety and wellbeing, and that of all other Earth communities.

4. PAST INVESTMENT AND FUTURE POTENTIAL

Nyack has made public investments and invited business growth that leverage its existing infrastructure and create the population density needed to support local businesses. The proposed DRI projects synergize with a wide range of recent improvements and investments in the Village, including public infrastructure, and commercial and residential developments. For example, with federal and NYS support, the Village is installing new sidewalks on S. Broadway in front three proposed DRI projects, the YMCA, Angel Nyack and the Mixed Use Parking project.

Extensive planning work underlies Nyack’s smart, balanced, growth, including the Comprehensive Plan (2018) and the Local Waterfront Revitalization Plan (updated 2021), and specialized studies for bike routes, parking management, pedestrian safety/traffic calming, tree inventory, park master planning, and climate change resiliency and GHG emissions reduction. Among other principles, these plans provide for density bonuses for affordable housing and sustainable designs, the prohibition of residential uses in favor of commercial occupancy of first floors in the Downtown area, and enhancement of connections to the waterfront and promotion of waterfront-related uses in the waterfront zoning district.

Recent Public Infrastructure Investment- The Village is currently implementing, or has recently completed, capital projects with federal, state and local funding of more than \$16.3 million, with matching funding from the Village totaling approximately \$4.2 million, and has extensive experience in identifying and working with qualified planning firms for these and

related projects. These projects foster a better climate for private investment in the Downtown, creating a walkable, sustainable Downtown, and include:

- LED streetlight conversion
- Sidewalk replacement with traffic calming bump-outs, crosswalks and trees on Main Street, Broadway, Depew Ave, Burd St. On Upper Main St and Upper Depew Ave, a **Safe Routes to School** project focused on sidewalks and crosswalks connecting the Downtown to Nyack Middle School.
- Water mains, valves and PFOS prevention – a \$10M project.
- ParkMobile app and munimeters.
- Hudson Transit Link bus shelters installed for bus rapid transit across the Mario Cuomo Bridge, plus coordinated traffic light timing system.
- Planted over 300 new trees and created a dozen “pollinator pathway” gardens in the Downtown.
- Waterfront improvements include:
 - Pedestrian bridge linking Memorial Park to marina lot and restaurant site.
 - Marina walkway with lighting, linking Memorial Park to Burd Street.
 - Skatepark, fishing/bridge observation pier, splashpad, gazebo renovations.
 - Kayak storage racks installed by boat launch.
 - Planned for 2024: Great Lawn rehab, new playground and ADA pathways.
- Thruway Authority completed its shared use path ending in South Nyack, adding thousands of cyclists to Nyack’s already vibrant cycling/café weekend culture.
- Safe Routes to School sidewalk project.

Recent Private Investment: The Village has been instrumental in facilitating projects with the private sector and the non-profit/academic sectors in a number of ways to revitalize Nyack **by promoting Education, training, supportive and clinical services.**

- About 400 new apartment units added in the last five years, with plans for 150 more units in the next few years. This includes about 55 affordable units.
- The Rockland Community College Hospitality and Culinary Arts Center, a 15,000 sq, foot, \$3.5 million investment providing a state-of the-industry venue for education and workforce development and other food and beverage initiatives supporting growth in this Mid-Hudson Valley priority sector.
- Montefiore Nyack Hospital’s 24,250 square-foot remodeled ER and its new Medical Village and five story parking garage.
- Rockland PRIDE Center’s acquisition and ongoing rehabilitation of a long vacant building has fortified the Village’s longstanding tradition of hosting the largest Gay Pride event in the region outside of NYC and promoting an inclusive and vibrant local culture.
- Nyack Fresh Market supermarket ended a decade of flood-caused vacancy in Main Street’s largest retail site, a \$3M investment with 29 employees.
- Chase built a bank on a long-vacant parcel on Rte 59 in Nyack.
- Time Hotel – major renovations.

These public and private investments have increased housing, both market rate and affordable, made Nyack’s Downtown more walkable and sustainable, added jobs and created greater

population density, thereby improving the market for the local goods and services provided by many small businesses.

5. RECENT AND IMPENDING JOB GROWTH

Nyack's growth potential centers on redeveloping underutilized properties in the Downtown in line with the NYS REDC focus on food and hospitality, affordable housing, and equitable access to open space and the Hudson River waterfront as a tourism driver. The Village owns two commercial properties appropriate for redevelopment: the police substation on S. Franklin St that is an opportunity for a mixed-use public safety and supportive housing project, and the marina restaurant site, suitable for waterfront dining. The marina restaurant site benefits from recent investment in sidewalks and lighting in the marina, and would benefit further from the extension of an ADA walkway along the waterfront, as envisioned in this DRI application. Privately owned underutilized warehouse and vacant parcels on Burd St present opportunities for further mixed use and residential growth. One such project included in this DRI application is a mixed-use affordable housing project with up to 26 rental units and a half dozen commercial tenants. In a similar vein, the Angel Nyack project aims to re-position a historic stone church on South Broadway as a wedding business and arts performance venue, while maintaining a longstanding soup kitchen. Economic impacts of the Angel Nyack wedding business alone include, annually: 3000 out of town guests, spending about \$855,000 at local hotels and restaurants. These DRI projects would create 30-40 permanent jobs.

Nyack, like many urban areas, needs to look to its parking lots for opportunities for smart growth. Nyack has several large municipal lots and some private parking lots. The lot behind Village Hall is a great opportunity for a mixed-use garage, residential and retail project as described in this DRI application. A planning process may reveal yet more ways of doing more with our parking lots.

6. QUALITY OF LIFE:

Nyack has the energy and diversity of a small city and the intimacy of a small country town. Our historic Downtown is home to an ethnically, economically and culturally diverse population. Nyack's high concentration of subsidized housing – there are 283 Sec. 8 rental units, plus another 57 affordable units, constituting 35% of total rentals in the Village - ensures a stable working-class population amidst a steadily more expensive housing market driven by proximity to NYC.

The community faces some serious quality of life challenges, ones the DRI proposal aims to remedy. For example, our waterfront is neither ADA accessible nor "green" in its treatment of runoff. Heavy rains bring flash floods down Main Street and sewage overflows in the Hudson River, due to inadequate drainage infrastructure. Empty storefronts, some chronic, others periodic, pockmark the Downtown, becoming attractive nuisances. A growing coterie of panhandlers and indigent loiterers, with presumed substance, mental health and housing issues, are attracted to Nyack by the volume and generosity of pedestrians. Panhandlers frighten shoppers and storekeepers and turn public benches into personal hangouts and doorways into bathrooms. Furthermore, the village faces a housing affordability emergency, with a vacancy rate well under 5%, and rents out of reach for the average earner. Perhaps most heartbreakingly, child

poverty is on the rise in Nyack, where the school district reports that 35.4% of students receive free or reduced lunch, 29% are disadvantaged and 58% are non-white.

However, Nyack has great assets to build on. Nyack has a strong place-based identity, due to its historic architecture, amazing geographical location on the banks of the Hudson River, in the shadow of the majestic Hook Mtn and with clear views of the stunning Mario M. Cuomo Bridge and its nightly lightshow. The village has a vibrant cultural “scene” dominated by an annual series of street fairs and parades that welcome thousands of visitors each year to Nyack’s charms. The village is green, walkable, close to NYC, and offers an abundance of nightlife and cultural entertainment. Its strong civic and volunteer sector provides an easy and accessible on-ramp for new residents to get involved and connect their talents and passions to making Nyack an even better place to live, work and play. Eminently walkable, Nyack’s Downtown is within a short walk of the Hudson River shoreline and the Village’s incomparable shoreline park, Memorial Park, making the village a regional attraction for its scenic beauty, dining, shopping and entertainment.

Nyack’s compact, historic Downtown features many critical institutions for quality of life:

- Bus service, both commuter and local
- Bike repair shop
- Nyack Community Center
- Head Start
- Nyack Senior Center
- YMCA
- Pride Center
- Farmers Market
- Supermarket
- Pharmacy
- Medical services
- Theater
- Yoga studios
- Nyack Library (a Carnegie building)
- Two bookstores
- Four banks
- Jazz Club
- Restaurants Bars
- Workforce Development at BOCES and RCC
- Hopper House and galleries

Nyack hosts tens of thousands of visitors per year with public events, including the biggest Halloween and Pride parades outside NYC, and five massive streetfairs. The Village hosts a strong and growing artistic community, offering community-wide art shows, exhibits at Hopper House and small galleries, musical events at various venues, including free concerts in Memorial Park, which attract hundreds of visitors throughout the year, and the newly renovated Elmwood Playhouse in the center of Downtown.

Nyack’s scenic, cultural and historic assets and its diverse community are the foundation upon which the Village seeks to carry out extensive revitalization projects.

7. SUPPORTIVE LOCAL POLICIES:

In recent years, the Village of Nyack has developed a clear sense of the village’s needs and opportunities through an extensive community dialogue informed by considerable thoughtful and technically detailed planning work. This **Planning** work involved:

- Comprehensive Plan Update (2018)
- LWRP Update (2021)
- Bicycle/Pedestrian Master Plan
- Parking Studies

- Zoning Build Out Analysis
- Infrastructure assessment/feasibility study for mixed use development of parking lot behind Village Hall.
- Tree Inventory

The overarching goals of the adopted Nyack Comprehensive Plan is to protect and enhance the Village’s historic and residential neighborhoods; facilitate revitalization of the Downtown, waterfront and gateway areas; and chart a path toward a more sustainable and resilient future. Key Comprehensive Plan recommendations include zoning amendments to the Downtown Mixed Use district to facilitate a pedestrian oriented environment consistent with Nyack’s historic Downtown development; improving bicycle circulation; creating a pedestrian master plan for constructing and renovating sidewalks and pathways; exploring the potential for seasonal and commuter ferry service; enhancing Nyack Marina through a public-private partnership; and pursuing a study of shared services with Nyack, South Nyack and Upper Nyack.

The Village has implemented its plans through the adoption of new codes and policies, including:

HOUSING:

- Emergency Tenant Protection Act Adoption (in-progress)
- Affordable Housing Inclusionary Zoning Law (updated)
- Reduced off street parking requirement for Downtown buildings, both new and Adaptive Reuse
- Prohibition of ground floor residential units in Downtown.
- Complete Streets
- Retail Cannabis zoning

ECONOMIC DEVELOPMENT

- Hotel Bed Tax with revenues funding local tourism promotion projects
- Business Council – appointed to foster dialogue between local business and village government.
- Film Permitting Law
- Street Fairs (5 events/year) partnership with Chamber of Commerce and Arts Crafts Antiques Dealers Association, and other major holiday events to promote Downtown.

SUSTAINABILITY/DE-CARBONIZATION

- Nyack 2030 Climate Action Plan (in progress)
- Climate Smart Community, funding of a Sustainability Coordinator
- NY Stretch Energy Code adopted
- Tree Protection Code (in-progress)
- Tree Inventory
- Tree Planting and Watering (300 new street trees, so far)
- Pollinator Pathway gardens in Downtown, replacing traditional landscaping
- Gas Powered Leaf Blower ban law
- Food Waste Collection/Composting
- Streetlight LED conversion, LEDs in Village Buildings, Renewable Energy Purchasing

- Community Choice Aggregation/Community Power
- EV for the Building Department (in-progress)
- EV Chargers in Municipal Parking Lot (adding 6 more)
- Curbside Recycling – shared services agreement with nearby villages
- Bidding new sidewalks with Low Carbon Concrete
- Provide free layover space to buses.

As a responsible government with diverse communities, the Village of Nyack is supportive of and in compliance with all laws and policies relating to equal opportunity and nondiscrimination, and takes every opportunity to adopt policies and practices that advance quality of life and decarbonization goals.

8. PUBLIC SUPPORT

For the DRI visioning process, the Village has formed a racially diverse DRI Planning Committee (members listed on the title page above) with a range of stakeholders representing business and property owners, heads of nonprofits, the faith community, the nonprofit marketing firm-Visit Nyack- the majority of whom are Nyack residents who are actively engaged in civic life. The Committee, supported by a dedicated page on the village website, called for project proposals, hosted two public meetings, announced its activities via social media, and met individually with project developers to achieve a shared view of opportunities to transform and revitalize the Downtown area (see Appendix for Outreach Activities).

Three very important outcomes of this engagement and outreach process and are included in this application. First, the Rockland Pride Center identified the police substation at 30 S. Franklin St as an underutilized village property with potential for redevelopment as an affordable/supportive housing facility with continued police presence on the ground floor. Second, Mr. Vursta came forward with a proposed redevelopment of his warehouse and vacant parcels on Burd Street as a mixed use affordable housing project. Through the DRI committee,, Mr. Vursta was able to connect with affordable housing development experts for further guidance, resulting in the current proposal. Third, the YMCA proposed its expansion project to better use their property to serve the community. Lastly, the committee narrowed the scope of the mural project to focus exclusively on the gateway area.

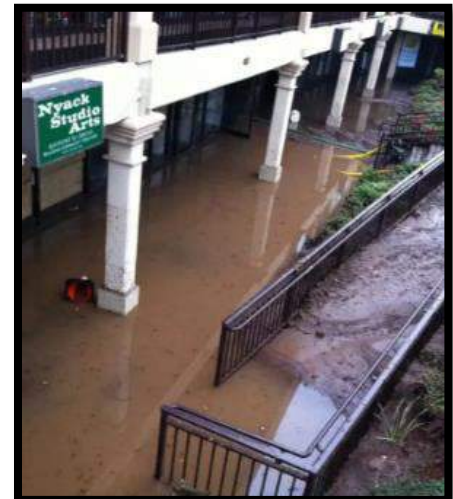
In addition to the DRI committee itself, the Village has engaged its stakeholders in Downtown revitalization conversations in a variety of ways that have helped inform this application:

- CDBG community advisory board meetings focused on possible capital projects.
- Business roundtable focused on waterfront zone, LWRP benchmarks and capital projects.
- Multiple community meetings on the panhandler issue with presentations by local business, police and social service agencies.
- LWRP update planning meetings, completed 2021.
- Village board discussions regarding film permitting, parking policy and special event street closures in the Downtown.
- Retailer engagement around managing disruptions from sidewalk projects.
- Volunteer events for planting street trees and pollinator pathway flower beds.

Our vision for a sustainable, equitable, diverse Nyack and the planning and implementation processes to realize this vision resulted from a long history of community involvement with the plans and programs undertaken or sponsored by Village government. Committees, boards, task forces of the Village consisting of Village staff, officials and many volunteers representing a broad range of stakeholders have worked continuously since the 1980's to realize this vision, and update it in light of new and compelling issues, such as climate change. A key part of this work has been involving the general public from the initial stages through community-wide surveys, public workshops/charettes on the work of preparing the updates to the Comprehensive Plan and LWRP that invite public input, and regular reporting on a newly revamped Village website on the progress of these projects and related planning and zoning updates/amendments.

9. TRANSFORMATIVE PROJECT OPPORTUNITIES:

The Village faces serious challenges that the proposed projects aim to remedy. Recurrent heavy rains symptomatic of climate change have caused extensive damage to stormwater systems, businesses and private homes. Flooding of Nyack Brook left the largest retail property on Main Street vacant for ten years and continues to inhibit new development in the Downtown. The site of the former River Club marina restaurant remains vacant and requires extensive site preparatoni before this amazing waterfront investment opportunity can move ahead. Extensive religious real estate is underutilized due to aging of congregations. The Village has experienced loss of businesses, vacant retail spaces, and a rise in panhandlers with presumed housing, substance abuse and/or mental health issues. Small businesses often lack the resources to invest in their facades and capital equipment to take advantage of growth opportunities. Lack of parking options, and inadequate wayfinding signage, frustrates visitors, residents and small businesses. Affordable housing is increasingly out of reach for middle- and lower income people, especially young people struggling to start families while paying off educational debt. The village's western gateway, the Thruway underpass, is terribly ugly.



This proposal is not simply a "tweak" on our 2022 application. The DRI proposal includes twelve outstanding projects targeting the above-described challenges for a total investment of \$42M, including about \$29M in private funds and a proposed use of \$14.6M in DRI funds. The NYF area excludes the Nyack Brook Intercept and the Central Business District Parking and Mixed-Use Development, resulting in a total investment of \$30M, including a proposed use of \$4M in NYF funds. Supporting documentation showing property owner, investor and partner commitment to these projects can be found in the attached Appendix.

Based on industry standards, the Village's proposed DRI projects would generate 835 construction and temporary jobs and 79 permanent jobs.

Map #	Project Name	Applicant	Purpose	Total Cost	DRI Funds
1	Gateway Improvement	Hudson Valley Mural Arts	Rte 59/ Thruway underpass	\$200,000	\$175,000
2	Nyack Brook Intercept Project	Village of Nyack	Reduce flooding in Nyack Brook	\$3,600,000	\$3,600,000
3	The Angel Nyack	The Angel Nyack	Retrofit church for performing arts and weddings	\$4,500,000	\$1,000,000
4	Central Business District Mixed Use Development	Private Developers AND Village of Nyack	Increase parking, retail and housing	\$8,000,000	\$6,800,000
5	Marina Commercial Center Project	Village of Nyack	Building with restaurant, boat businesses and boater services	\$3,500,000	\$1,000,000
6	Street Fair Security Removable Bollards	Village of Nyack	Replace DPW trucks with removable bollards/mini-murals to block streets for public events.	\$150,000	\$150,000
7	30 S. Franklin St	Village of Nyack	Mixed use affordable housing and public safety	\$3,000,000	\$500,000
8	150-156 Burd Street	Alex Vursta	Mixed use affordable housing and commercial building	\$7,000,000	\$300,000
9	Waterfront Walkway	Village of Nyack	ADA access to waterfront park amenities	\$610,000	\$610,000
10	YMCA Expansion	YMCA	Daycare, swimming, fitness, education	\$12,000,000	\$800,000
NA	Marketing and Branding Strategy with Wayfinding Signage	Village of Nyack	Clarify Nyack's brand, build wayfinding signage	\$150,000	\$150,000
NA	Downtown Revitalization Fund	Village of Nyack	Capital projects grants for local businesses	\$300,000	\$300,000
DRI				\$43,010,000	\$14,585,000
NYF				\$31,410,000	\$4,185,000

1. Nyack Gateway Improvement – Thruway Underpass Mural and Lighting Project

Location: Rte 59/Thruway underpass, Nyack, NY 10960

Description: Taking inspiration from the Mario Cuomo Bridge lighting design, as well as the lighting and murals featured on the Bridge walkway underpass into South Nyack, the Project will use lighting and murals to transform the dreary Thruway underpass on Rte 59, a stone’s throw from Main Street, into a unique, memorable and attractive



experience for both drivers and pedestrians. Nyack’s foreboding gateway underpass has 42 piers and is approximately 300 feet long, with poorly lit sidewalks on both sides. It is located near two Thruway on/off ramps, as well as bus stops, a supermarket, three hotels and various small shopping centers, and large apartment buildings and is only 550 feet from Nyack’s Main Street intersection with Route 9W. As Nyack’s “gateway” it “welcomes” hundreds of thousands of motorists, plus people walking between stores, bus stops and their apartments. An aesthetic overhaul of this key gateway will leverage an extraordinary traffic count to project Nyack’s vibrant cultural brand to the Hudson Valley and beyond. Hudson Valley Mural Arts is the project leader with fiscal sponsorship from the Rockland Community Foundation and support from a wide range of experienced artists and local arts organizations. These include Nyack artist Chris Soria, whose mural “The Flux of Being” adorns the Cuomo Bridge walkway underpass into South Nyack. Design will take place through a community outreach process to create artwork representative of Nyack’s social diversity and unique history. This project supports the development of Nyack as a tourist destination and center of cultural arts on the Hudson River.

Partners: The Hudson Valley Mural Arts Project, the Rockland Community Foundation, the Arts Council of Rockland (ACOR), Hopper House and other local arts organizations. NYS DOT and Thruway Authority have permitting authority with regard to the overpass. Village of Nyack currently maintains the lights under the bridge.

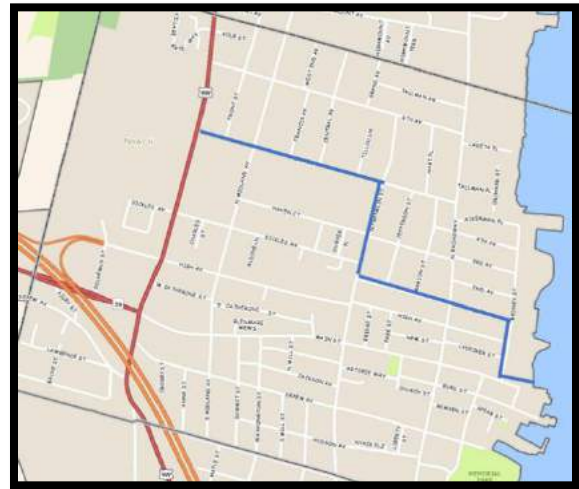
Total investment: \$200,000 **DRI Funding:** \$175,000 for design, electrical, installation.

Timeframe for Completion: 6 months

2. Nyack Brook Intercept Project

Location: North Midland Ave to Hudson River

Description: This project reduces flooding of the Downtown area by diverting stormwater runoff from Nyack Brook towards a more direct route to the Hudson River. Flooding of Nyack Brook is a major impediment to economic development. The brook runs from the Rte 59/Thruway area above the village, underneath many private properties along Main St and then cuts south to enter the Hudson River at Memorial Park, collecting stormwater runoff from multiple lateral connections along the way. Seven retail shops on the lower level of 121 Main St, the village’s largest retail building, and site of a new supermarket on the upper level, were closed for a decade due to catastrophic flooding in 2011. An opportunity exists to divert runoff from the northern part of the village away from Nyack Brook and directly to the Hudson River by expanding and upgrading the piped stormwater conveyance system. This project would reduce flood risk and enable a more certain future for investment in properties in the Downtown area.



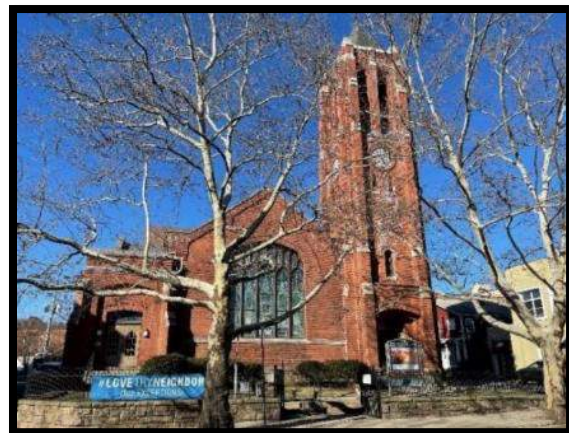
Partners: Brooker Engineering; contractors

Total Investment: \$3.6M **DRI Funding:** \$3.6M for drainage improvement **Timeframe for Completion:** Planning in 2024, construction in 2025.

3. The Angel Nyack Project

Location: 18 S Broadway, Nyack, NY 10960

Description: The Angel Nyack was launched in 2022 by a group of local citizens to transform a historic church in the heart of Downtown Nyack into a fully accessible performing arts and event space. It will preserve a beautiful building as well as the critical social services it houses for the community. This includes the work of *Soup Angels*, *Music for Life*, and *ARC of Rockland*. Though it will become a non-denominational space, the church’s congregation will be able to continue using the



space on Sundays and holidays, building on their 300+ years in Nyack. To make the Angel Nyack sustainable, investments will support two main revenue generators: weddings and the performing arts. This steady drumbeat of visitors will have a transformative effect on Downtown Nyack and the entire region.

This project supports the development of Nyack as a wedding destination, cultural amenity and diverse community that provides for its most vulnerable population, the homeless.

The Angel Nyack has \$ 2.5 million in committed funds to purchase the building and begin Phase 1 renovations (HVAC, roof, etc.).

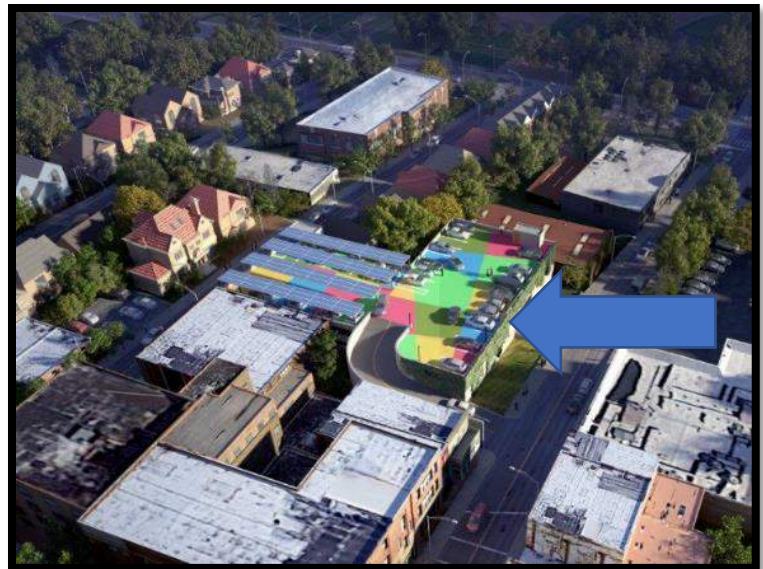
Partners: *The Angel Nyack* (nonprofit developer), *ArtsRock* (nonprofit events, booking and ticketing), *Soup Angels* (feeding struggling families and homeless neighbors), *ARC of Rockland* (nonprofit tenant with services for people with intellectual and other developmental disabilities), *Music For Life* (nonprofit music program for at-risk youth), *Nyack Wedding Collective* (association of wedding venues and vendors).

Total investment: \$4.5M **DRI Funding:** \$1M for Phase 2 Renovations: ADA compliant bathrooms, lighting, acoustical treatments, commercial kitchen improvements, green room/bridal suite, front garden. **Timeframe for Completion:** 12 months

4. Central Business District Mixed-Use Development.

Location: 70 Main St, Nyack, NY 10960

Description: The Village will partner with TZ Vista, the owners of the adjacent buildings and parking lot at 70 Main St, directly behind Village Hall (9 N. Broadway), to build a mixed-use development, including 3000 square feet of retail storefronts and 10-12 studio and one bedroom affordable apartments, a community recreation flex space, and parking facilities featuring EV chargers and a solar canopy. Detailed conceptual plans for the project were created in 2018 and have a great deal of local support. The line of 3-4 retail shops on Main Street, plus additional affordable housing, will enhance the walkability of this block as it a key link between Broadway and the waterfront. Additional parking spaces (160) will support local business development, including the Rockland Community College Hospitality and Culinary Arts Center, the main tenant of the adjacent building owned by TZ Vista, as well as both Downtown and waterfront amenities.



Several development options are under consideration - turnkey with the developer and Village ownership, private ownership and Village control of some of the spaces. The Village will need further analysis that the DRI planning team will be able to provide.

Partners: Village of Nyack, TZ Vista owners.

Total Investment: \$8M **DRI Funding:** \$6,800,000 for design, construction of community recreation flex space, public parking, solar canopy. **Timeframe for Completion:** Planning in 2024, construction in 2025

5. Marina Commerce Center Project

Location: 11 Burd St, Nyack, NY 10960 (Village property)

Description: Prepare Village-owned site for lease or sale as a center for waterfront commerce and services. These include: a restaurant, space for marina business operations (Fliteboard, Nyack Boat Charter, kayak rentals), bathrooms/shower in support of marina users, and



dock redesign to accommodate transient boats, EV charging and slips for electric boats/personal watercraft, and the rental thereof. Work to include replacement of 80 feet of failed bulkhead at the restaurant site and engineering analysis and construction of system of piers to support the new building. RFP for restaurant site sale or lease is drafted and several investors have toured the site, noting the bulkhead issue as a major impediment to development. Fliteboard and Boat Charter businesses both already using marina and supportive of further investment. The site offers sweeping views of the Hudson River and Mario M. Cuomo Bridge, and is immediately adjacent to ample parking, kayak storage racks, boat launch, and a pedestrian walkway and bridge connecting to Nyack Memorial Park.

Partners: The Village will continue efforts to market the site to investors who may also be interested in managing the marina slip rentals and related services and facilities.

Total investment: \$3,500,000 (5000 sq ft building) **DRI Funding:** \$1,000,000 for design and construction bulkhead, piers, bathroom/shower space, transient/EV dock. **Timeframe for Completion:** Bulkhead in 2024, construction in 2025.

6. Street Fair Security Removable Bollard Public Art Project

Locations: S. Broadway at Cedar Hill Ave; North Broadway at High Ave; Main St and Broadway; Main Street and Franklin St

Description: Nyack hosts about a dozen major street closure events per year, including street fairs, music festivals, Pride and Oktoberfest, a critical piece of the Village's partnership with local business to drive tourism and pedestrian traffic. Following vehicle-into-crowd terrorist incidents at similar events elsewhere, security standards now include blocking access routes with garbage trucks and other DPW vehicles that are unsightly, a hindrance to pedestrian passage and ADA accessibility, and costly to staff. Removable bollards are the most cost effective and ADA compliant method of blocking streets. Adding artworks to the bollards transforms this security measure into a cultural attraction itself.



Partners: Hudson Valley Mural Arts, local arts organizations, ACADA, the Chamber of Commerce, NAACP, Pride Center, Fire Department, and other groups coordinating street closure events.

Total investment: \$150,000 **DRI Funding:** \$150,000
bollard installation and artwork **Timeframe for Completion:** 2024.



7. 30 S. Franklin St Mixed Use Affordable Housing and Public Safety Project

Location: 30 S. Franklin St (Village property)

Description: Affordable Housing and Public Safety Project

The Village of Nyack obtained through tax foreclosure a .07 acre parcel in the Downtown with a single story brick building currently used as a police substation. The proposed project is to demolish the building and build a LEED-certified three or four story, approximately 12 rental unit, affordable or supportive housing project with police and/or other public service agency located on the ground floor.

The parcel is located a short walk from bus station, community garden, supermarket and shops, making it an ideal location for housing and professional services.



Partners: The Orangetown Police Department, Pride Center, Nyack Housing Authority and other partners are possible for the redevelopment of this parcel.

Total Investment: \$3M **DRI Funding:** \$500,000 for demolition, design and construction of the public safety facility on first floor. **Timeframe for Completion:** Planning in 2024; Construction in 2025.

8. 150-156 Burd Street Affordable Housing Mixed Use Project

Location: 150-156 Burd Street

Description: Affordable Housing and Mixed Use Project

Alex Vursta, a Nyack-born resident who owns and manages multifamily buildings in the Village, and owns this .28 acre parcel, has proposed construction of a four story affordable housing project with approximately 26 studio and one-bedroom units, to be rented at 50%-80% of the Area Median Income, plus



about six commercial tenants on the ground floor, according to preliminary designs. The building would be LEED-certified and have an underground parking garage with EV chargers. His goal is to serve the “missing middle” workforce of people working in EMS, schools and health care—people who do not qualify for subsidized housing but cannot afford market rate rents. The Rockland County Office of Community Development has expressed a formal interest to provide HOME funds for construction costs for up to 11 units. Mr. Vursta is also contact with Community Preservation Corporation and the Rockland Housing Action Council for financial support and is in the process of submitting an application for a building permit to the Village.

The project would entail the demolition of existing underutilized warehouse buildings.

The parcel is located a short walk from bus station, community garden, supermarket and shops, making it an ideal location for housing and professional services and aligned with the Village’s focus on affordability, walkability and sustainability.

Partners: Rockland County Office of Community Development, Community Preservation Corporation, Rockland Housing Action Corporation,

Total Investment: \$7M **DRI Funding:** \$300,000 for demolition and site preparation
Timeframe for Completion: Planning in 2024; Construction in 2025.

9. ADA Waterfront Walkway, Green Infrastructure and Public Art Project

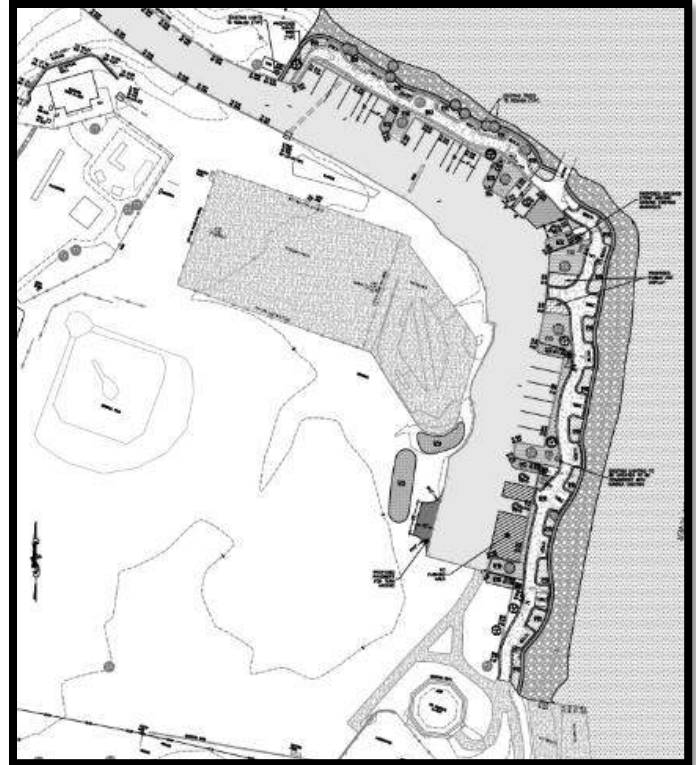
Location: Nyack Memorial Park, Piermont Ave

Description: The walkway will run 570 linear feet from the south end of the park just west of the gazebo to the Inlet Bridge on the north, connecting the park to the Marina Walkway, and north, passing the Marina Commercial Center toward the Village Downtown. The walkway will include saline-resistant landscaping to further the stability of the shoreline, make it more resilient to sea level rise. Five retrofits of catch basins with vegetated swales will filter stormwater runoff before it enters the Hudson River. The park's shoreline has a loose gravel surface, which is not adequate for wheelchair use or for those with difficulty walking. The project will install an asphalt surface and pavers so that persons with disabilities and the elderly can easily and safely navigate, along with new ADA-compliant benches, picnic tables and a Public Art Pad for installations.

Partners: Nyack Parks Commission, Nyack Parks Conservancy, Nyack Tree Committee, Nyack Garden Club

Total Investment: \$610,000 **DRI Funding:** \$610,000 design and construction

Timeframe for Completion: Planning in 2024; Construction in 2025.



10. YMCA Expansion Project

Location: 35 South Broadway, Nyack

Description: Expand facilities for swimming, childcare and education

The YMCA has an ambitious project to expand YMCA services, including child care, water safety, educational facilities and ADA compliance, all at the highest green building standard possible.



The YMCA owns a building at 35 S. Broadway, currently a two-story mix of retail and office space, with a total footprint of 6,696 square feet, adjacent to its beautiful, historic building, built in 1927, before ADA rules existed. The YMCA has preliminary architectural plans for construction of a three-story building to house new services and facilities.

Expansion will allow the YMCA to create more programs to better serve the community.

Childcare: The YMCA served over 800 children every school day and has a waiting list.

Education: Creating an Education and Technology Center will create opportunities for youth/teens to learn computer science skills (e.g. coding, 3D printing, STEM, WordPress.)

ADA Compliance - Our new facility will offer a ground-level entrance with an elevator to all floors. This would eliminate barriers for people with physical disabilities in wheelchairs, mobility aids, and individuals with physical limitations.

Safety around water on a Rivertown - Teaching children and adults safety around water and how to swim is core to our mission. An additional swimming pool in our facility will double our capacity in teaching individuals how to swim and to offer ADA accessible aqua fitness to seniors and others.

LEED certified building – This building will create a healthier, more sustainable environment for all.

Project Readiness: The YMCA has a \$5M annual budget and extensive fundraising capacity, and will launch this capital project campaign at its December gala event. Preliminary architectural plans are complete, a full feasibility study is underway, and an architect will soon be chosen. The YMCA has \$2M liquidity currently on hand to support the project.

Partners: Nyack School District, RC Office for the Aging, Nyack Center, Youth Bureau

Total Investment: \$12M **DRI Funding:** \$800,000 in soft costs and demolition

Timeframe for Completion: Planning in 2024; Construction in 2025.

11. Create a Marketing and Branding Strategy with Wayfinding Signage

Location: DRI area, NYC and internet

Project Description: Downtown Nyack has a wealth of assets including the arts, history, and entertainment. However, there is a lack of visual markers that identify Nyack as a unique community in the region, and signage to guide residents and visitors through Nyack’s Downtown center, to public parking lots and to waterfront amenities. The three parts of this strategy are as follows: 1. Establish Nyack’s Brand 2. Develop a Marketing Strategy 3. Create Wayfinding Design and Signage Strategy. The removal and/or rehabilitation of existing

deteriorated or aesthetically inconsistent signs and posts is an important part of this project, as is the installation of electronic information kiosks, offering public WiFi and updated special event information. VisitNyack.org is an energized local marketing effort that has included a tagline



“Nyack: Art and Soul on the Hudson,” website with local events, promotion of special events, placement of billboards in NYC and other destination marketing efforts. Despite the strength of this effort, the village struggles to project its identity to prospective visitors and to make wayfinding within the village and among its amenities as seamless as possible. In order to be successful, the comprehensive branding, marketing, and wayfinding signage strategy would need to include all parts of the Nyack community, which includes women- and minority-owned businesses, and businesses owned by and serving Nyack’s Latino, African American and LGBTQ+ community. This project would be implemented by first creating a Request for Proposals (RFP) to contract with an experienced branding and marketing firm.

Partners: Visit Nyack, Nyack Chamber of Commerce, ACADA, Nyack Business Council.

Total Investment: \$150,000 **DRI Funding:** \$150,000 for consulting services and public sign construction **Timeframe for Completion:** 2024

12. Downtown Revitalization Fund

Location: Downtown business area

Description: The fund will be used to provide the community with an additional opportunity to apply for funds to support capital projects that will further enhance the vitality of Downtown Nyack. Eligible activities include facade improvements, small business creation and expansion, disconnecting roof drains from sewer lines, solar and other energy efficiency measures, fixed asset acquisition or improvement (kitchens, HVAC), public art, conversion of second floor offices to residential units, and adaptation to Covid-19 prevention guidelines. The focus of the Downtown Revitalization Fund is on capital projects that will create a physical and visible impact to buildings and businesses within



Downtown Nyack. The fund would be available to owners of existing small businesses, owners starting new businesses, and owners of buildings that include commercial spaces. The fund would be targeted at Main Street between Franklin St and the Thruway overpass, due to the aging facades in this corridor and its importance as a gateway to the Village. A few examples of buildings with outdated facades are: 148 Main St., 194 Main St., 258 Main St., 260 Main St. (see photo).

Partners: Chamber of Commerce, Nyack Business Council, ACADA, Rockland County Small Business Development Center,

Total Investment: \$300,000 **DRI Funding:** \$300,000 **Timeframe for Completion:** 2024

10. ADMINISTRATIVE CAPACITY

The Village has a small, skilled administrative team with extensive experience in project management, led by Andy Stewart, Village Administrator, who has prior experience as Peekskill City Manager during that city's DRI implementation process. Village Planner Robert Galvin and Chief Building Inspector Manny Carmona offer invaluable expertise on planning and construction processes, while Village Engineer Eve Mancuso of Weston and Sampson will continue to consult on infrastructure design and contract procurement. Should the Village be included in the NYS DRI program, additional administrative support would be needed, probably via an RFP for contract services, to coordinate the Downtown Revitalization Fund small business application and implementation process. The Village currently contracts with Visit Nyack to administer its tourism grant program, funded by the new Hotel Bed Tax. Visit Nyack, along with the Chamber and the Business Council stand ready to assist the Village and the DRI committee in its planning and community engagement work. The Village's ability to contract for and oversee projects is amply demonstrated by the major sidewalk overhauls that have taken place on Broadway over the last year, as well as the \$10M water main replacement project, on-going.

It is important to note that the Village has always relied heavily on NYS and federal grants to make comprehensive planning possible (Comp Plan, LWRP, etc.) and to fund actual improvements in streetscapes. As much as the Village has the civic and organizational capacity to coordinate and lead projects, the Village really needs NYS support to make projects financially feasible.

APPENDICES – LETTERS OF SUPPORT AND RELATED DOCUMENTATION

1. Gateway Improvement - Thruway Underpass Mural Project
 - a. Hudson Valley Mural Arts Letter of Intent
 - b. Hudson Valley Mural Arts Presentation Deck
 - c. Rockland Community Foundation Fiscal Sponsorship letter
 - d. Rockland Community Foundation Fiscal Sponsorship Agreement
2. Nyack Brook Intercept Project
 - a. Project cost estimate
3. The Angel Nyack
 - a. The Angel Nyack Project Description
 - b. The Angel Nyack Letter of Intent
 - c. Rockland County Tourism support letter
 - d. Arts Rock letter of support
 - e. First Reform Church congregation letter of support
 - f. Nyack Wedding Collective letter of support
 - g. Music for Life letter of support
 - h. Nyack Soup Angels letter of support
4. Central Business District Mixed-Use Development
 - a. TZ Vista letter of intent
 - b. Aerial and Street level renderings
5. Marina Commercial Center Project
 - a. Travis Noyes support letter
6. 30 S. Franklin Street Mixed Use Affordable Housing and Public Safety Project
 - a. Community Preservation Corp letter of support
7. 150-156 Burd Street Affordable Housing Mixed Use Project
 - a. Alex Vursta letter of intent
 - b. Rockland County Office of Community Development letter of interest
 - c. Community Preservation Corp letter of support
8. ADA Waterfront Walkway, Green Infrastructure and Public Art Project
 - a. Preliminary plans and budget information
9. YMCA Expansion Project
 - a. YMCA Letter of Intent
10. Letters of Support
 - a. Orangetown Supervisor Kenny
 - b. Nyack Chamber of Commerce
 - c. U.S Senator Lawler
 - d. ACADA
 - e. NYS Senator Weber
 - f. Visit Nyack
11. DRI Committee Outreach Info

Village

Of

Nyack

Incorporated February 27, 1883

*9 North Broadway
Nyack New York 10960-2697*

www.nyack-ny.gov

Mayor

Dr. Don Hammond

Trustees

Pascale Jean-Gilles

Marie Lorenzini

Donna Lightfoot Cooper

Joseph Rand

Village Administrator

Andy Stewart

Village Clerk / Treasurer

Jennifer Hetling

Village Attorney

Dennis Michaels

September 22, 2023

Ms. Linda Malave, Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive, #201
New Windsor, NY 12553

Dear Ms. Malave and Members of the Mid-Hudson REDC,

It is with great pride that I offer Nyack's application for DRI/NYF awards. This proposal is not simply a "tweak" on our 2022 application. It includes twelve outstanding projects for a total investment of \$41M, including about \$29M in private funds. These projects include a waterfront restaurant and walking path, two LEED-certified affordable housing projects, an extraordinary gateway transformation/public art project, and so much more.

Together these projects will truly transform Nyack, bringing greater economic and cultural vitality to the downtown while serving the needs of our diverse community and promoting tourism in the Hudson Valley.

Thank you for your consideration of these projects!

Sincerely,



Don Hammond, Mayor

- Gateway Improvement - Thruway Underpass Mural Project
 - Hudson Valley Mural Arts Letter of Intent
 - Hudson Valley Mural Arts Presentation Deck
 - Rockland Community Foundation Fiscal Sponsorship letter
 - Rockland Community Foundation Fiscal Sponsorship Agreement



HUDSON VALLEY MURAL ARTS

80 Green Road
West Nyack NY 10994
917-553-8830
amfilesnyc@gmail.com
www.alicemizrachi.com
@am_nyc
@hudsonvalleymuralart

September 19, 2023

Hudson Valley Mural Arts
917-553-8830

Dear Nyack DRI Committee,

Hudson Valley Mural Arts is excited to present a revised Nyack Gateway Mural Project for funding through the NYS DRI program.

We envision an aesthetic overhaul of the motorist and pedestrian experience of passing through this currently foreboding Thruway Underpass.


Taking the Mario Cuomo Bridge lighting as inspiration, we believe that a small investment in lighting and murals will leverage the huge traffic count through this gateway for an extraordinary return on investment in projecting Nyack's unique and vibrant cultural brand. Based on initial feasibility review, we believe this project can be completed for \$150,000, including electrical and lighting work, paint, printed Tyvek wraps and labor/talent, and we stand ready to help raise at least \$25,000 in private funding to help move this exciting project forward.

Hudson Valley Mural Arts is a project-based program developed by Karon Shovers, Debbie Reich, and Alice Mizrachi. We are local Nyack residents developing a mural arts program in the Hudson Valley of New York starting with Nyack.

We are dedicated to educating young artists in creating and executing murals as a public art initiative. Public Art cultivates inclusivity, accessibility, collaboration, and community building. We seek to create an enriching program for future generations of artists.

Our program overview includes an educational component with local Nyack youth including the history of art in Nyack, concept development, design review with partners/sponsors, video/photo documentation, mural execution, and an unveiling ceremony celebrating the participants and project completion.

Our core values include leadership and consistency. Leadership values are important because they help



us determine how we want to achieve our goals and what type of leader we want to be. Our core leadership values play an important role in guiding others to make a positive difference in their own lives and to contribute to a larger good. We believe that our consistent advocacy for art created with and for our community will develop creative thinkers and leaders of tomorrow. Research shows that exposure to the Arts can help teens develop useful skills and abilities that are valued by community leaders and employers, such as collaboration, problem-solving, resilience, and critical thinking.

Looking to the future, Hudson Valley Mural Arts' vision would include creating a "visual map", connecting multiple jurisdictions of public art in Nyack (such as the Edward Hopper House Museum, Carson McClullers' home, Pretty Penny, the River Hook Sculpture Garden, Nyack's art galleries, music venues, etc.) with murals starting from the Thruway underpass and that direct cyclist, walkers and drivers to other public and private art destinations.

Sincerely,

A handwritten signature in black ink, appearing to be 'Karon Shovers', written in a cursive style.

Karon Shovers Debbie
Reich Alice Mizrachi



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RCF Legal Counsel
Julie Sadowski
RCF Executive Director

September 18, 2023

To whom it may concern,

Rockland Community Foundation is pleased to present this letter of support as a fiscal sponsor for Hudson Valley Mural Arts.

Please feel free to contact me for any further information regarding our sponsorship.

The cornerstone of the Rockland Community Foundation is to seek and stimulate permanent endowment building and to help ensure that today's and tomorrow's charitable needs in Rockland are met. Our focus is to raise the public consciousness of charitable giving in the County, to the benefit of all non-profits in Rockland, and to develop and increase Rockland's overall capacity to raise private, corporate, public and foundation funds. Around the country Community Foundations are an integral part of a thriving philanthropic environment.

Sincerely,

Julie Sadowski
Executive Director

P.O. Box 323 New City, NY 10956 845.947.2868 info@rocklandgives.org www.rocklandgives.org
The Rockland Community Foundation is a registered tax-exempt 501 (c) (3) nonprofit organization. For IRS tax filing purposes our EIN # is 76-0729108. A copy of our latest annual report may be obtained, upon request, from the organization or from the Office of the Attorney General, Charities Bureau, 120 Broadway, New York, NY 10271



Fiscal Sponsorship Agreement

On September 18, 2023, the Rockland Community Foundation (Foundation) decided that financial support of the project described in the cover letter accompanying this Agreement will further the Foundation's tax-exempt purposes. Therefore, the Foundation has created a restricted fund designated for such project and has decided to grant all amounts that it may deposit to that fund, less an administrative charge of 5% of the total grant, as set forth below, to Society of the Arts. (Grantee).

1. Grantee shall provide the Foundation with its governing documents, a completed and filed IRS Form SS-4 or other documentation satisfactory to the Foundation, showing Grantee's separate existence as an organization.
2. Grantee shall use the grant solely for the project described in the accompanying cover letter and solely in accordance with the approved project budget. Grantee shall repay to the Foundation any portion of the amount granted which is not used for that project. Any changes in the purposes for which grant funds are spent must be approved in writing by the Foundation before implementation. If Grantee breaches this Agreement, or if Grantee's conduct of the project jeopardizes the Foundation's legal or tax status, the Foundation may withhold, withdraw, or demand immediate return of grant funds. Any tangible or intangible property, including copyrights, obtained or created by Grantee as part of this project shall remain the property of Grantee.
3. Grantee may solicit gifts, contributions and grants to the Foundation, earmarked for the Foundation's restricted fund for this project. Grantee's choice of funding sources to be approached and the text of Grantee's fundraising and marketing materials are subject to the Foundation's prior written approval. All grant agreements, pledges, or other commitments with funding sources to support this project via the Foundation's restricted fund shall be executed by the Foundation. The cost of any reports or other compliance measures required by such funding sources shall be borne by Grantee.
4. The Foundation will assess administrative and investment management fees against this Fund in accordance with the Foundation's published fee schedule, as amended from time to time. The Foundation may also assess the fund to cover any unusual expenses incurred in connection with the administration of the Fund.
5. Nothing in this Agreement shall constitute the naming of Grantee as an agent or legal representative of the Foundation for any purpose whatsoever except as specifically and to the extent set forth herein. This Agreement shall not be deemed to create any relationship of agency, partnership, or joint venture between the parties hereto, and Grantee shall make no such representation to anyone.
6. Grantee shall submit a full and complete report to the Foundation as of the end of Grantee's annual accounting period within which any portion of this grant is received or spent. The initial report shall be submitted by Grantee no later than December 31, 2021, and subsequent reports, if any, shall be due on the anniversary date of the initial report. The report shall describe the charitable programs conducted by the Grantee with the

aid of this grant and the expenditures made with grant funds, and shall report on the Grantee's compliance with the terms of this grant.

7. This grant is not to be used in any attempt to influence legislation within the meaning of Internal Revenue Code (IRC) Section 501(c)(3). No agreement, oral or written, to that effect has been made between the Foundation and Grantee.

8. Grantee shall not use any portion of the funds granted to participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office, to induce or encourage violations of law or public policy, to cause any private inurement or improper private benefit to occur, nor to take any other action inconsistent with IRC Section 501(c)(3).

9. Grantee shall notify the Foundation immediately of any change in (a) Grantee's legal or tax status, and (b) Grantee's executive or key staff responsible for achieving the grant purposes.

10. The Fund created to support this project is a component fund of the Foundation and its assets are assets of the Foundation. The Fund is subject to the Foundation's governing instruments including the Foundation's power to modify any restriction or condition on the distribution of funds for any specified charitable purposes or to specified charitable purposes or to specified organizations if in the sole judgment of the governing body (without the necessity of the approval of any participating trustee, custodian, or agent), such restriction or condition becomes, in effect, unnecessary, incapable of fulfillment, or inconsistent with the charitable needs of the community or area served.

11. Grantee shall allow the Foundation to review and approve the content of any proposed publicity concerning the sponsored project prior to its release and recognize the Foundation in all publicity materials related to the funded project or program, as specified in the grant notification letter.

12. Grantee shall allow the Foundation to include information about this grant in the Foundation's periodic public reports, newsletter, news releases, social media postings, and on the Foundation's website. This includes the amount and purpose of financial support provided to the project, any photographs provided to the Foundation, any logo or trademark belonging to the project, and other information and materials about the project.

13. Grantee hereby irrevocably and unconditionally agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless the Foundation, its officers, directors, trustees, employees and agents, from and against any and all claims, liabilities, losses and expenses (including reasonable attorneys' fees) directly, indirectly, wholly or partially arising from or in connection with any act or omission of Grantee, its employees or agents, in applying for or accepting the grant, in expending or applying the funds furnished pursuant to the grant or in carrying out the program or project to be funded or financed by the grant, except to the extent that such claims, liabilities, losses or expenses arise from or in connection with any act or omission of the Foundation, its officers, directors, trustees, employees or agents.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of NY applicable to agreements made and to be performed entirely within such State.

16. This Agreement shall supersede any prior oral or written understandings or communications between the parties and constitutes the entire agreement of the parties with respect to the subject matter hereof. This Agreement may not be amended or modified, except in a writing signed by both parties hereto.

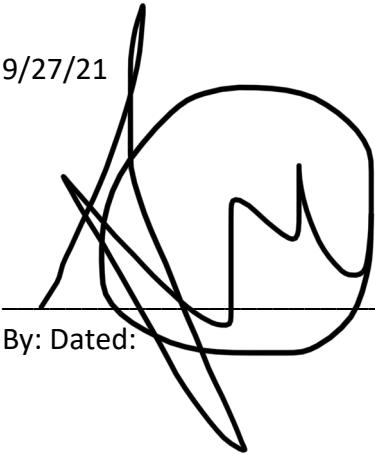
IN WITNESS WHEREOF, the parties have executed this Grant Agreement effective on the 18th day of September 2023.



_____, Rockland Community Foundation

By: Dated: September 18, 2023

9/27/21



_____, Grantee

By: Dated:

- Nyack Brook Intercept Project
 - Project cost estimate

BROOKER ENGINEERING, PLLC
 74 Lafayette Avenue, Suite 501
 Suffern, NY 10901
 (845) 357-4411

Date 9/19/2022

NYK0000

BUDGET ESTIMATE SUMMARY

Drainage Improvements -
 VILLAGE OF NYACK

Item No.		Unit	Quantity	Unit Price	Total Price
1	Mobilization	LS	1	\$75,000.00	\$ 75,000.00
2	Sawcut pavement	LF	10300	\$ 3.00	\$ 30,900.00
3	Excavation and disposal	CY	5800	\$ 40.00	\$ 232,000.00
4	15 inch HDPE, 3/4 inch stone	LF	1250	\$ 175.00	\$ 218,750.00
5	18 inch HDPE, 3/4 inch stone	LF	1800	\$ 200.00	\$ 360,000.00
6	24 inch HDPE, 3/4	LF	2500	\$ 225.00	\$ 562,500.00
7	30 inch HDPE	LF	850	\$ 250.00	\$ 212,500.00
8	Modify outfall structure	EA	1	\$ 7,500.00	\$ 7,500.00
9	Trench repairs, full depth pavement	SY	4500	\$ 50.00	\$ 225,000.00
10	Manholes	EA	15	\$ 3,500.00	\$ 52,500.00
11	Catch basins	EA	30	\$ 5,500.00	\$ 165,000.00
12	Modify grate	UNIT	20	\$ 1,500.00	\$ 30,000.00
13	Milling, variable depth	SY	18000	\$ 6.00	\$ 108,000.00
14	Paving, 2 inch thick Top Course with Tack	TON	2400	\$ 150.00	\$ 360,000.00
15	Pavement Striping and Markings	LS	1	\$50,000.00	\$ 50,000.00
16	Concrete Curb	LF	3000	\$ 75.00	\$ 225,000.00
17	Concrete apron	SY	275	\$ 225.00	\$ 61,875.00
18	Topsoil seed	SY	1000	\$ 40.00	\$ 40,000.00
19	Restoration of property	LS	1	\$10,000.00	\$ 10,000.00
20	Erosion and Sediment Control	LS	1	\$10,000.00	\$ 10,000.00
21	Maint & Protect of Traffic	LS	1	\$80,000.00	\$ 80,000.00
22	Utility relocations	LS	1	\$50,000.00	\$ 50,000.00
				SUBTOTAL	\$ 3,166,525.00
				Surveying	\$ 63,330.50
				Eng. Design	\$ 316,652.50
				Inspection	\$ 316,652.50
				TOTAL	\$ 3,546,546.00

- The Angel Nyack
 - The Angel Nyack Project Description
 - The Angel Nyack Letter of Intent
 - Rockland County Tourism support letter
 - Arts Rock letter of support
 - First Reform Church congregation letter of support
 - Nyack Wedding Collective letter of support
 - Music for Life letter of support
 - Nyack Soup Angels letter of support

The Angel Nyack

Overview

The Angel Nyack was launched in 2022 to transform a historic church in the heart of downtown Nyack into a fully accessible performing arts and event space.

It will preserve a beautiful building as well as the critical social services it houses for the community. This includes the work of *Soup Angels*, *Music for Life*, and *ARC of Rockland*.

Though it will become a non-denominational space, the church's congregation will be able to continue using the space on Sundays and holidays, building on their 300+ years in Nyack.

To make the Angel Nyack sustainable, renovation and marketing efforts will focus on two specific revenue generators: the performing arts and weddings.

This will have a transformative effect on downtown Nyack and the entire region. A regular drumbeat of ticket holders, guests and accompanying social media activity will give a much-needed lift to local hotels, shops, restaurants and the many small service businesses that make the arts and weddings possible.

Plans for the building include several improvements to make it ADA compliant and broadly accessible - ensuring that The Angel Nyack is welcoming to all.

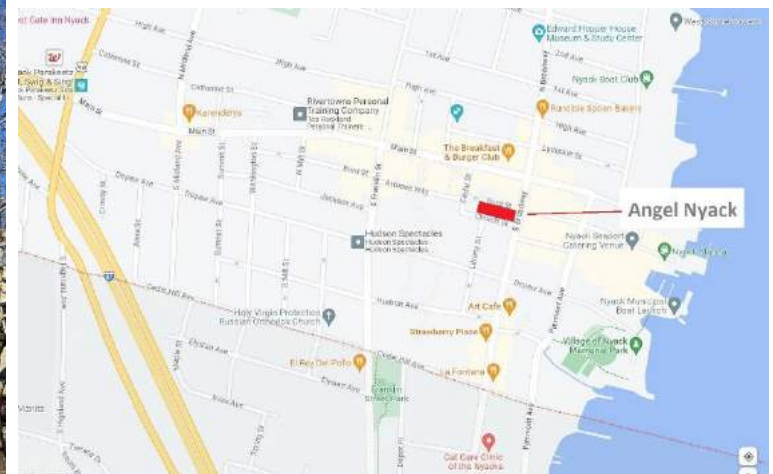
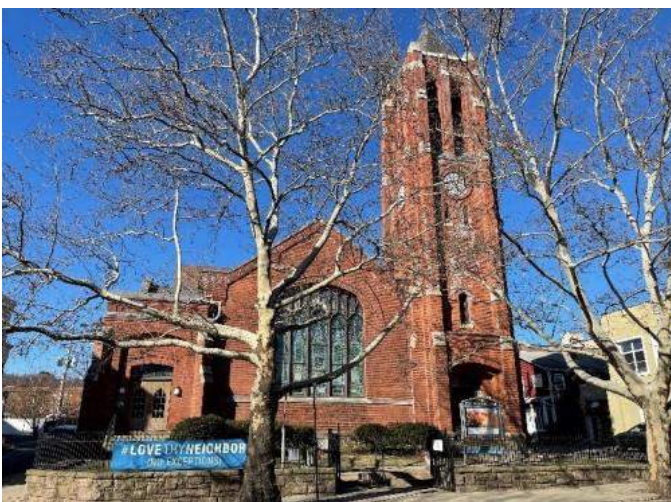
Status

The Angel Nyack was incorporated as a not-for-profit corporation in the State of New York in June 2022. It received its 501 (c) 3 tax exemption in August 2023.

The contract for purchasing the church is being prepared for submission to the NYS Supreme Court. (*Note*: Because the church's charter was written in a Dutch settlement pre-dating the State of New York, the purchase needs to be approved by the NYS Supreme Court, rather than the Attorney General's office).

The Angel Nyack has \$ 2.5 million in committed funds to purchase the building and begin renovations.

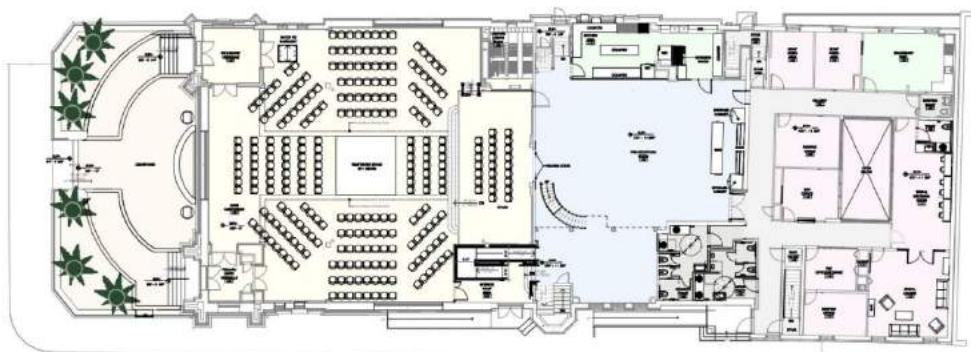
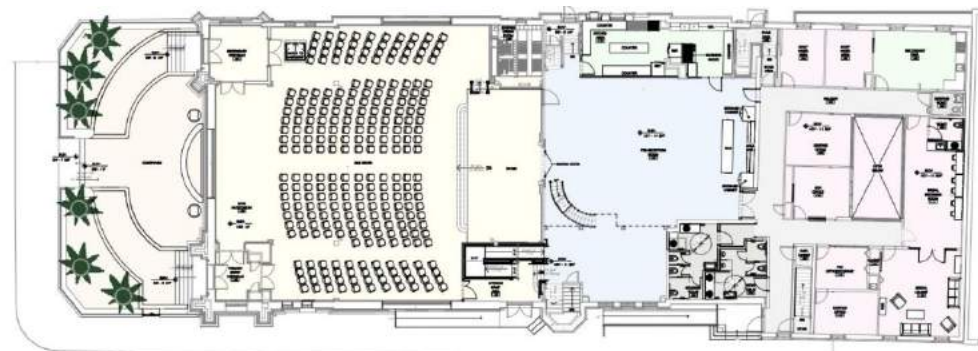
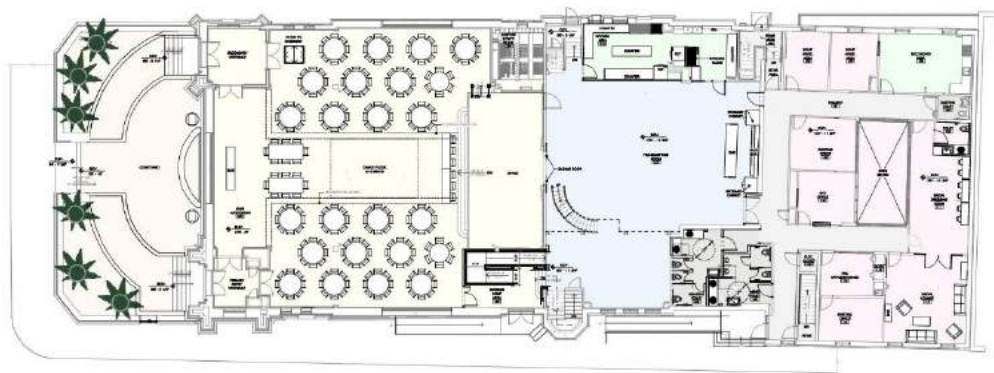
All surveys, due diligence, and documentation of existing conditions have been completed.





DRONE FOOTAGE: <https://www.youtube.com/watch?app=desktop&v=kUUfKnD0tBU>

Anderson Design Group based in Montgomery, New York was engaged as the project's architects and engineering team. They are drafting an ADA-compliant design based on feedback from the Angel Nyack board, Soup Angels steering committee, Arts Rock board, First Reformed Church consistory, and experts in the performing arts and wedding industries.



Plan by Anderson Design Group for a multi-use space.

Here it is set up for a wedding and two different performance configurations –with proscenium seating and as theater in the round

Renovations will be broken into multiple phases. **Phase 1** will transform the sanctuary into an accessible, multi-purpose space and address urgent repairs:

- HVAC expansion
- ADA-compliant ramp
- New flooring
- Infrastructure for lighting
- New stage
- Roof repairs



Phase 2 will focus on key changes to make the Angel Nyack an attractive, competitive choice for weddings – a critical revenue source that will subsidize all other activities.

- Lighting and design elements
- Acoustic paneling
- Retooling of kitchen
- Bathroom additions/updates
- Green Room / Bridal suite



Bridal suite, including dedicated ADA compliant bathroom. Will also be used as a "Green Room" for performers and meeting space for community groups

Phase 3 will bring improvements to support the Angel Nyack’s role as a performing arts center.



- Lighting – exterior
- Front garden – hardscaping and plantings
- Theatrical lighting and sound
- Sound booth
- Box office
- Signage

Funding Request

Since the conversation with the church’s congregation first began, interest rates and construction costs have increased significantly. To execute this plan, the Angel Nyack Board estimates it will need to raise an additional \$ 2.5 million for Phase 2 and 3 construction through grants and private donations.

We are requesting \$1 million as part of the Downtown Revitalization Initiative grant application put forth by the Village of Nyack to be applied as follows:

- Bathroom additions/update/ADA compliance - \$300,000
- Lighting/design/acoustic elements in the Pitkin Room - \$250,000
- Floor re-finishing and painting in Pitkin Room - \$50,000
- Retooling of commercial kitchen - \$150,000
- Green Room / Bridal suite - \$100,000
- Front garden & exterior – hardscaping / plantings / lighting - \$150,000

Additional Background

Make Nyack/Rockland a Wedding Hot Spot

This multi-purpose community space will be upgraded to make it an excellent choice for weddings and other celebrations. The impact of each “I Do” is a significant and well-documented economic driver.

In *The Knot’s* annual survey, couples spent \$54,000 on average for a Hudson Valley Wedding – spanning elopements to six figure affairs. Of the total spent, approx. 44% goes to the venue and food. The rest flows to the many small businesses who provide the entertainment, flowers, hair/makeup, cakes, jewelry, invitations, photography and more. (To get a sense of the local impact, see <https://visitnyack.org/nyack-wedding-resources/>)

Weddings are magnets for drawing out-of-towners to come and enjoy Nyack's hotels, restaurants, and shops. They often stay for a few days, leveraging the location to further explore the region and NYC.

Several local non-profits that regularly leverage their facilities for weddings, bridal showers and rehearsal dinners will also get a boost from the extra attention on Nyack as Hudson Valley Wedding hot spot. Includes: Edward Hopper House, Nyack Center, Rockland County Pride Center, Marydell Faith and Life Center, and Rockland Center for the Arts.

Performing Arts as Economic Driver

Nyack's downtown is a mix of struggle and success. Many businesses continue to reel from fallout of the pandemic and surge in inflation. Visitor revenue is extremely critical to the survival of all restaurants and retailers: in recent polling, businesses reported that 40% of their revenue comes from customers living outside of Nyack. The magnetic force of a performing arts center and event space, particularly when drawing visitors on low traffic days, will certainly be a welcome addition for many in the small business community.

The Angel Nyack will give local individuals, groups and organizations space and support to offer creative, educational and affordable arts programming. This will directly underscore "The Nyack Promise" and specifically address two of its key pillars for local economic development: *"We believe that continuing to honor artists, musicians, and writers is essential to our revitalization"* and *"We believe that tourism is a key part to the economic life of the Village and to the entire Hudson Valley."*

Nyack has a rich history in the arts. The Tappan Zee Playhouse (which opened in 1911 as the Broadway Theater) was both a vaudeville house and movie theater with headliners like Edgar Bergen, Gloria Swanson and Helen Hayes. Eventually, this energy was channeled into the Helen Hayes Performing Arts Center and ultimately RiverSpace, which took up shop in an old cinema. Unfortunately, a flood and then years of insurance litigation signaled its end years ago. But there remains a strong desire among Rockland residents to revive a performing arts space that can offer regular programming that is easily accessible.

To help accomplish this, the Angel Nyack will be working together with *ArtsRock*, which has provided increased access to professional arts and multi-cultural programs for a diverse audience in Rockland County for the past 15 years.

<https://www.artsrock.org/>

Preservation & Modernization

Arts programming and weddings will help fund the preservation of this beautiful, historic building for the community. It is also located in an enormously critical spot right in the heart of downtown, with a large footprint on Broadway, and a widely recognizable bell tower.

Residents of Dutch Reformed faith began holding private religious services in Nyack around 1830, building their first church on this site in 1836. The original structure was replaced in 1901 by the present Romanesque revival church featuring a landmark bell and clock tower. Architects for the project were the Emery Brothers, who also designed the local YMCA, original library, St. Ann's Catholic Church, and St. Paul's United Methodist Church among other prominent Nyack buildings. The brick adorning the building came from neighboring Haverstraw. A massive pipe organ and grand piano are key features for a reason: the space has been regularly filled with the talents of local musicians, many of whom have day jobs on Broadway or with the New York Philharmonic and Metropolitan Opera.

With 17,000 square feet, modernizing this space will have a tremendous impact on the environment. By upgrading its HVAC and possibly adding electricity generating/storing equipment, it will make its ongoing costs more sustainable. This is especially true since a portion of the building is currently not air-conditioned and therefore not useable by the community year-round. Since the space will be used for larger gatherings, it will also require enhanced ventilation.

<http://www.nyackreformed.org/>

Sustaining Critical Social Services

Nyack is a place where great poverty and wealth live side by side. In the area adjacent to the Angel Nyack, two census tracts show 55.19% and 67% of residents are low and moderate income, qualifying the area for HUD CDBG funding to disadvantaged areas. In the Nyack School District, 38% students qualify for free/reduced lunch. Nyack has a number of housing resources that provide alternatives for low-income residents, including units owned by the Nyack Housing Authority (VONHA) and private landowners participating in housing programs funded by New York State (NYS) and the federal government under the Housing and Urban Development Corporation (HUD). These include large parts of the village, including Waldron Terrace for families and Depew Manor for senior citizens, as well as Nyack Plaza, Nyack Point, and Tallman Towers.

This Angel Nyack project will ensure that this building remains the home of *Soup Angels*. They have been offering healthy, home-cooked meals to anyone who needs a meal – no questions asked – for nearly 20 years here. Every Monday & Wednesday evening, an army of dedicated volunteers cooks and serves hundreds of meals and hands out bags of groceries. As the strains of the current economy take their toll on working families, the elderly, teens, veterans, the disabled and recent immigrants, Soup Angels continues to ramp up its efforts.

Besides providing Soup Angels with kitchen, dining and storage space, the Angel Nyack will also help them raise funds for purchasing food/supplies and stoke interest with potential volunteers.

<https://www.soupangels.com/soupangels/index.html>

Accessibility and Integration

The Angel Nyack will be investing in a number of things that will make the building much more accessible and enjoyable for Seniors and those living with a disability. This includes adding ADA-compliant ramps, bathrooms, doorways and gates as well as leveling off floors.

The building will also be a place for seniors and the disabled to be integrated into the community. The following organizations will be partnering with the Angel Nyack:

Music for Life offers learning through the arts for children, teens and young adults with learning disabilities. They are developing an arts education program for The Angel Nyack to train young adults in the technical and business aspects of managing musical performances. They are also currently running a music therapy chorus for Seniors living with Alzheimer's and Parkinson's diseases and plan to expand their offerings for Seniors. <https://musicforlife.org/>

ARC of Rockland clients help with the care of the building and support Soup Angels in their work. ARC provides support and services to more than 1,200 children and adults with intellectual and other developmental disabilities.

<https://www.arcofrockland.org/>

Founding Board of Directors

Susan Wilmink, President

Leslie Solan, Vice President

Thomas Schneck, Treasurer

Kim Adele Rosner, Secretary

Jeffrey Friedberg

Julie Kassel

Advisors

Jill Lydecker-Lavelle, *First Reformed Church*

Skip Russell, *First Reformed Church*

Kathie Rife, *Soup Angels*

Robert Knoebel, *Esq.*

Jason Anderson, *Anderson Design Group*

Elliott Forrest, *ArtsRock*

Jeffrey Friedberg, *Music for Life*

Ken Billington, *KBA Lighting Design*

Betsy Chollet, *Betsy Chollet Catering*

Jules Miller, *The Revelry Cooperative*

Letter of Intent – Inclusion in the Village of Nyack’s DRI Application

September 15, 2023

To Whom it May Concern:

The Angel Nyack will convert a beautiful historic brick church in the heart of Nyack into a vibrant community space for feeding the homeless and food insecure; hosting weddings and other celebrations; and showcasing the visual and performing arts.

The building is 17,000 square feet. A new non-profit was set up to purchase the building from the current Dutch Reform congregation and then manage the site. The congregation is no longer in the position to keep up with the needs of the building. Though the Angel Nyack will be a non-denominational space, the congregation will be able to continue to use the buildings on Sundays and holidays, extending their 300+ years in Nyack.

Most critically, The Angel Nyack will ensure that the building remains the home of Soup Angels, which has been offering healthy, home-cooked meals to anyone who needs a meal – no questions asked – for over 17 years here. As the strains of the current economy take their toll on working families, the elderly, teens, veterans, the disabled and recent immigrants, Soup Angels continues to ramp up its efforts to feed and nourish the community.

This is a project that is born of its community. Key partners include *ARC of Rockland*, a nonprofit agency serving people with intellectual and other developmental disabilities, *ArtsRock* and *Music for Life*. The Angel Nyack will also be an important economic driver, supporting Nyack as a cultural hub, wedding destination, and gateway to the western side of the Hudson Valley – impacting numerous small local businesses.

The Angel Nyack non-profit (with a board made up of local residents) will be the sole owner and responsible for the building. The Angel Nyack non-profit was provided with a kickstarter loan provided by my husband and myself in order to purchase the building (\$2,500,000). The church’s congregation has agreed to reinvest/donate a portion up front as their commitment to the concept. This reinvested amount will be used to begin the renovations needed to turn it into a multi-use space.

Since beginning this project, interest rates and construction costs have gone up significantly. To make this project a reality for the community, additional funding to support both capital improvements and marketing/promotion will be absolutely critical.

The organization is requesting public support specifically for the basic renovations needed so that it can generate income with weddings and performances – and ensure its stability and sustainability. Also, several modifications are needed to broaden access, make it ADA compliant, and guarantee that the Angel Nyack is welcoming to all. Specifically, we are requesting the following:

- Bathroom additions/update/ADA compliance - \$300,000
- Lighting/design/acoustic elements in the Pitkin Room - \$250,000
- Floor re-finishing and painting in Pitkin Room - \$50,000
- Retooling of commercial kitchen - \$150,000
- Green Room / Bridal suite - \$100,000
- Front garden & exterior – hardscaping / plantings / lighting - \$150,000

Total: \$1,000,000

Timeline: The Angel Nyack was incorporated as a not-for-profit corporation in the State of New York in June 2022. It received its 501 (c) 3 tax exemption in August 2023. The contract for purchasing the church is being prepared for submission to the NYS Supreme Court. All surveys, due diligence, and documentation of existing conditions have been completed. Anderson Design Group has completed its engineering assessment and is completing its design concept. With a commitment of public support for this community project, we hope to begin construction in Q2 2024. Thank you for your consideration!

A handwritten signature in black ink, appearing to read 'Susan Wilmink', with a long horizontal flourish extending to the right.

Susan Wilmink,
Board President

The Angel Nyack Inc.

A 501 (c) 3 non-profit organization

18 S. Broadway

Nyack, NY 10960

Telephone: (845) 548-0232

Email: hello@angelnyack.com / wilminksusan@gmail.com

Federal EIN # - 88-2940525

Susan Wilmink, Board President

Leslie Solan, Board Vice President

Thomas Schneck, Treasurer

Kim Adele Rosner, Secretary



OFFICE OF ECONOMIC DEVELOPMENT & TOURISM

50 Sanatorium Road
Pomona, New York 10970
Phone: (845) 364-2172

September 12, 2023

Linda Malave
Regional Director, Mid-Hudson
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive, #201
New Windsor, NY 12553

Dear Linda:

I am writing to express my support for The Angel Nyack project that will help to revitalize downtown Nyack. Nyack is a major tourist attraction for Rockland County and serves as a gateway for those visiting the area.

This project promises to be an economic boost to the area, as it will generate business through its events, weddings, and arts programming. The Angel Nyack will make Rockland a premier destination for those seeking unique wedding experiences. This specialized approach will spur job creation both on-site and at Rockland's shops and restaurants who will directly benefit from this additional traffic.

The Hudson Valley is recognized as a wedding destination attracting visitors that will stay for multiple days. This project will establish Rockland as a major player in this industry.

Thank you for your consideration of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Lucy Redzeposki", written in a cursive style.

Lucy Redzeposki
Director of Economic Development and Tourism



PO Box 875
Nyack, NY 10960

855-ARTSROCK (278-7762)
www.ArtsRock.org

September 14, 2023

Elliott Forrest

Executive Artistic Director

Dara Falco

Managing Director

Board of Trustees

Joe Morley, President
Melanie Rock, Vice President
Tim Domini, Treasurer
Simon Basner, Secretary

Jason Robert Brown
Jeffrey Doctorow
Elliott Forrest
Stephen Iger
Deirdre McLary
James Sarna
Glen Weinbaum

Dear Sir or Madam,

ArtsRock, an award-winning professional performing arts organization, going into our 15th Season, is excited about the prospect of being in a new home in The Angel Nyack. With over 100 shows produced since our founding in 2010, and 1,000's of audience members who have attended our concerts, family shows and conversations, we are thrilled at the idea of becoming part of a new cultural center in Nyack.

Bringing together community is the heart of the arts. To be able to concentrate our activities in one venue, and to continue to build our brand in the village where we were founded, is a benefit to all.

Nyack's blend of family friendly restaurants for our family shows and ample evening choices for food and drink make it an ideal match for our slate of performances. Our audiences regularly spill into the community to multiply the dollars spent, for more than just entertainment.

ArtsRock 15th Season promises to be our most ambitious ever, and the majority of the events will be at the new Angel Nyack.

We fully support the vision of The Angel Nyack and look forward to being part of a new phase of growth for the church, Soup Angels, ArtsRock and the community as a whole.

Sincerely,

A handwritten signature in black ink that reads "Elliott Forrest".

Elliott Forrest, Executive Artistic Director
On behalf of the Staff and Board of ArtsRock

The mission of ArtsRock is to provide increased access to professional arts and multi-cultural programs for an underserved, diverse audience, in and around Rockland County.

ArtsRock is a 501 (C)(3) New York Not For-Profit Corporation.

First Reformed Church of Nyack
18 South Broadway
Nyack, NY 10960

September 12, 2023

To Whom This Concerns;

The First Reformed Church of Nyack is looking forward to partnering with The Angel Nyack along with Susan Wilmink and Thomas Schneck as they share a vision for the future of our building as well as for the Village of Nyack.

Our Consistory (Board) is excited about the prospect of sharing usage of the spaces in the building for things we have already been doing. Due to the age of the church and our dwindling congregation, renovating our spaces has become difficult. Our location is perfect for opening our doors to many various events which can help sustain our village. Facing Broadway, one block from Main Street, we have a unique advantage of being front and center.

For many years we have rented space to ARC of Rockland, and we have proudly supported Soup Angels, now feeding about 200 people twice a week with meals and food pantry. ARC of Rockland has assisted Soup Angels in various ways fulfilling a need to learn to be self-sufficient. Due to the ever increasing demands for food, as well as clothing and shelter, we have found that our location is important to those in need.

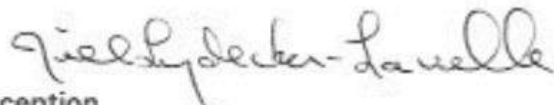
Weddings, music and the arts are very much a part of our history and hopefully our future. Since its incorporation in 1853, the First Reformed Church of Nyack has been a place of worship, as well as a concert hall, a meeting house, and much more. Our consistory considered selling the church and moving out. There were opportunities to sell and demolish the building or retooling it to be condominiums. However, the investment of time and commitment to this new venture which Susan and Thomas brought to us seemed to fit into what we had hoped for. They said they wanted to "give back" to the village and community where their children grew up. They got our attention and our support.

This is a dream for all of us going forward. Improving the structure, which we feel is beautiful; enhancing its features, and sharing it with the whole community is a project which our congregation and consistory would like to happen. We will be able to gather for services in the new space and our tenants will remain in the building as well. We will work together to support and sustain The Angel Nyack, with the assistance from grants we hope can be part of the Downtown Revitalization Project.

Sincerely,

Jill Lydecker- Lavelle, Elder on Consistory
Associate Broker, LYDECKER REALTY

A family member of this church since its inception





September 17, 2023

To Whom It May Concern:

With its beautiful riverfront, charming walkable village and close proximity to 5 airports, Nyack makes a fantastic choice for a Hudson Valley Wedding.

The Nyack Wedding Collective is made up of the venues and vendors that make these weddings possible:

<https://visitnyack.org/nyack-wedding-resources/>

The Nyack Wedding Collective (as administered through the Angel Nyack) was recently awarded a **\$5,000 grant** from the **Rockland County Office of Economic Development and Tourism** to promote weddings in the region through *Hudson Valley/Westchester Weddings Magazine* and their eblast/social media channels.

Rockland County venues do not have the same level of visibility as their counterparts in Westchester and Dutchess counties. This will help bring attention to the unique venues in the county, including the Angel Nyack.

With the support from this grant, we believe that the Angel Nyack and Nyack in general could become a wonderful wedding destination - that will boost numerous small businesses and the economic health of the region.

Thank you for your consideration,

Kris Burns, *Floral Designer*

Leslie Bordeaux Solan, *Interior Designer & Event Manager*

Kellie Walsh, *Photographer*

Susan Wilmink, *Organizer*

Founding Members, Nyack Wedding Collective



Jeffrey Friedberg MT-BC, LCAT
Music For Life Creative Arts Therapy PLLC
282 Route 59 Nyack NY 10960
phone: (845) 642-0859 email:
info@MusicForLifeCenter.com

September 7th, 2023

To whom it may concern,

I am writing in support of **The Angel Nyack**. This project will positively impact my business in terms of revenue and exposure. **The Angel Nyack** will allow me to offer increased events and programming that will help me expand the reach of my business. In addition it will allow me to offer more mental health and arts resources to the community.

I run **Music For Life Creative Arts Therapy PLLC**, a creative arts therapy center, in Nyack. We have 15 staff and serve +100 people per week. Our clients come from all over Rockland County, Orange County, Bergen County and Westchester County. We provide music and art therapy, music and art lessons and musical theater classes to children, teens and adults with all skills, abilities and challenges.

Since the closing of the Riverspace Theater, there has been a dearth of spaces for us to run programming outside of our office. In addition it is challenging to find appropriate spaces to have concerts and plays. Our live events bring in +150 people per event. These are potential customers for other local businesses as well.

The Angel Nyack will allow us to run an additional 4 - 6 concerts per year and offer programming to 3 additional community groups (20 weeks each) of 12 people per group. Projected additional revenue is approximately \$25,000 initially in terms of fees collected and marketing opportunities. I see this projection increasing over the years.

In addition, with the ability to expand our programming, we can hire additional staff from Rockland County.

Again, as a local business person and mental health practitioner I strongly support **The Angel Nyack**. Please feel free to contact me with any questions.

Best,

A handwritten signature in black ink, appearing to read "Jeffrey Friedberg".

Jeffrey Friedberg MT-BC, LCAT
Owner/Music For Life Creative Arts Therapy PLLC



Soup Angels of Nyack,
18 South Broadway Ave.,
P.O Box 565,
Nyack, NY 10960

Sept 15, 2023

To Whom it May Concern,

This letter is to support the efforts by The Angel Nyack, Susan Wilmink and Thomas Schneck, potential purchasers of the First Reformed Church of Nyack, to seek assistance in preserving and upgrading the facilities of this church. For the past 17 years, FRC church has provided Soup Angels a wonderful location from which to serve our community. During that time, we have never missed a bi-weekly meal service for our Nyack residents, despite hurricanes and even the pandemic. At this time, the Angel Nyack aspires to continue to offer us space for meal services, for which we are very grateful.

The Angel Nyack's dedication to this very necessary renovation of the aging church building will allow our soup kitchen to thrive and provide a better quality of meal service to the indigent and disabled persons, food insecure families and health-challenged members of the Nyack community. Our mission statement states clearly our intent to "provide free, healthy nutritious meals in an atmosphere of dignity and respect to anyone in need of a meal in our Nyack community , no questions asked".

Our request for a new 501c3 for Soup Angels is likely to be fully accepted and ready for inception in the next few weeks. So far, we have been able to function under the auspices of the FRC church and look forward to being able to function on our own in short order. Our location in Nyack is ideal, as the building is directly next to bus stops that serve our Rockland County area and centrally located to be near where Catholic Charities and other social agencies pick up unhoused persons to take them to nightly shelter and to receive mental health counseling and assistance from other local agencies.

A grant for updated infrastructure would help greatly in our ability to better serve our Nyack community. Soup Angels joins The Angel, Nyack and the First Reformed Church in asking you for assistance in upgrading our beautiful and significant building as part of the revitalization of downtown Nyack.

Yours truly,

Katherine Rife

, Soup Angels of Nyack

- Central Business District Mixed-Use Development
 - TZ Vista letter of intent
 - Aerial and Street level renderings



September 8, 2023

Andy Stewart
Village Administrator
Village of Nyack
9 North Broadway
Nyack, New York 10960

Re: Parking Garage at a portion of 69A Lydecker Street, Tax lot ID 66.38-2-29

Dear Mr. Stewart,

In response to your request, and confirming our conversation, TZ Vista, LLC will be happy to work with the Village of Nyack with regard to the potential development of a 2 or 3 story parking garage on the above referenced property.

We propose that a public-private partnership be established between TZ Vista, LLC and either the Village of Nyack or another authority needed to develop and manage the garage. We will want to retain at least the same number of parking spaces (49) that we now have on the property for the benefit of our tenants.

We believe that the development of this parking garage, and accompanying commercial spaces, will greatly improve business in downtown Nyack. The additional parking spaces will also assist SUNY Rockland Community College in expanding their hospitality and culinary arts school program.

Very truly yours,
TZ Vista, LLC

A handwritten signature in blue ink, appearing to read 'William F. Helmer'.

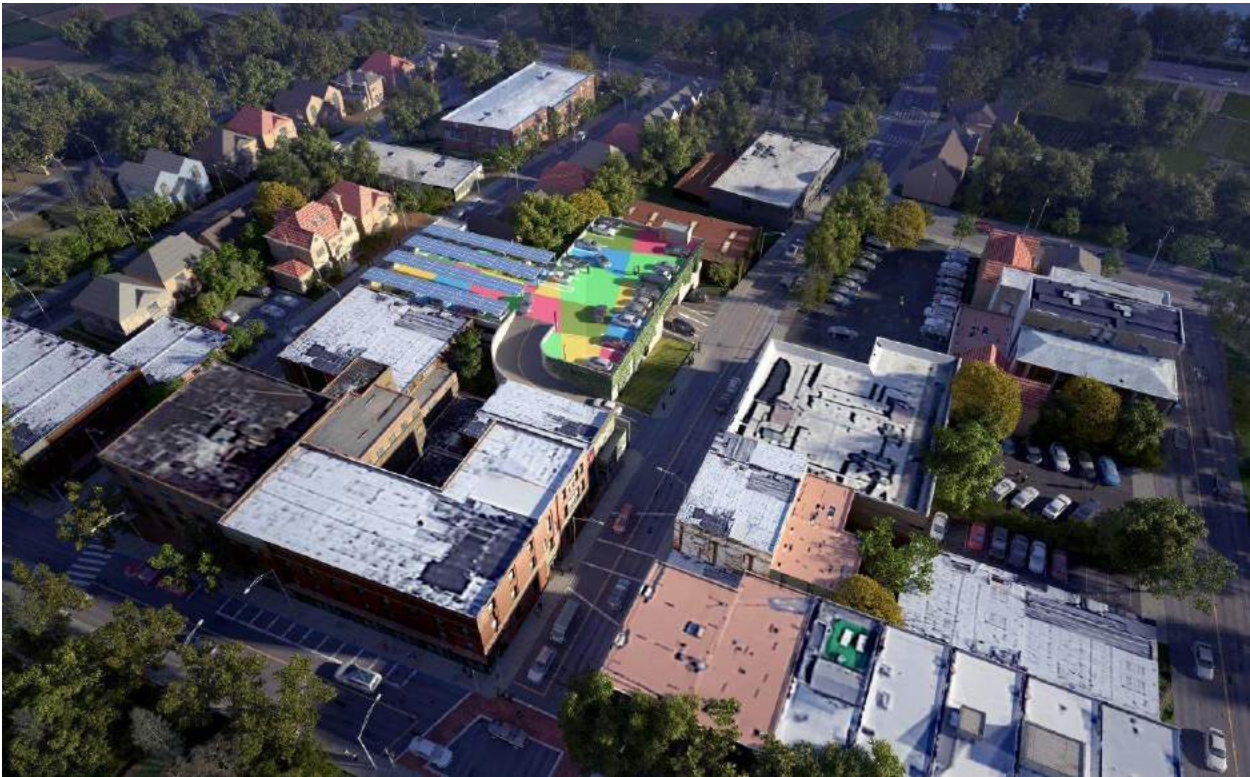
William F. Helmer
Managing Member

A handwritten signature in blue ink, appearing to read 'Drazen Cackovic'.

Drazen Cackovic
Managing Member

27 Route 210 Stony Point, New York 10980
845-942-1330 845-353-1300

Central Business District Parking Structure and Mixed-Use Development



- Marina Commercial Center Project
 - Travis Noyes support letter

07/25/2023

Robert Rodriguez, NYS Secretary of State
Department of State
One Commerce Plaza
99 Washington Ave
Albany, NY 12231-0001

Re: **Nyack Marina Restaurant Bulkhead**

Dear Secretary Rodriguez,

As a specialist in waterfront business development and destination marketing, I want to thank you for your longstanding support for Nyack's waterfront revitalization efforts and those of other communities throughout the Hudson Valley.

But for a failing bulkhead wall, Nyack's marina restaurant site is an extraordinary opportunity for restaurant investors to create a key amenity to anchor the waterfront experience and help drive tourism spending in the Hudson Valley. Overlooking the quaint marina and expansive views of the Tappan Zee estuary and the iconic Mario Cuomo Bridge, and with direct walkway connections to Memorial Park and Main Street, this is a very attractive investment opportunity.


This flagship waterfront amenity will create jobs, improve the tax base, and drive greater tourism in Nyack, benefiting diverse local businesses and the community as a whole. A new restaurant here will fill the gap left by the closure of the former River Club restaurant, which operated for 30 years until its closure in 2015.

I have been part of building waterfront event spaces in Long Island City, South Street Seaport and Governors Island as the Chief Operating Officer of New York Water Taxi and Water Taxi Beach. I have also spent years developing the waterfront on the North Shore of Staten Island as an SVP with Empire Outlets. I believe this waterfront location in Nyack is uniquely situated for a destination waterfront restaurant.

As a resident of Hastings-on-Hudson, I love visiting Nyack and look forward to the day when I can relax on the patio of a new marina restaurant and take in the great view. As a consultant in waterfront development, I encourage you to support the restoration of the bulkhead to unleash the economic potential of this incredible site.

Thank you for your consideration of funding this project!

Sincerely,

DocuSigned by:

85B39F51013D4F3...

Travis Noyes

Founder – Attraction Services Consulting

Bio - Travis Noyes, Experienced Chief Marketing Officer with a demonstrated history of working in the entertainment, tourism and transportation industries. Skilled in Destination Marketing, Sales, Tour Operators, Hospitality Industry, Event Management, and Leisure Industry. Strong board level experience with multiple non-profit institutions. Strong marketing professional with a BS focused in Economics and Marketing from Florida State University - College of Business.

Marina Restaurant Bulkhead Restoration Project

BROOKER ENGINEERING, PLLC			Date	7/5/2023	
74 Lafayette Avenue, Suite 501					
Suffern, NY 10901					NYK0000
(845) 357-4411					
PRELIMINARY COST ESTIMATE					
Nyack Marina Bulkhead Replacement					
VILLAGE OF NYACK					
Item No.	Construction Costs	Unit	Quantity	Unit Price	Total Price
1	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00
2	Removals/ Demolition	LS	1	\$ 40,000.00	\$ 40,000.00
3	Steel Bulkhead with tie back rods	LF	75	\$ 2,600.00	\$ 195,000.00
4	Backfill, compaction and grading	CY	700	\$ 75.00	\$ 52,500.00
5	Site restoration- gravel surface	CY	70	\$ 50.00	\$ 3,500.00
6	Fencing	LF	100	\$ 120.00	\$ 12,000.00
7	Erosion Control	LS	1	\$ 7,500.00	\$ 7,500.00
8	Soil Testing, depth to rock (by others)				\$10,000
				SUBTOTAL	\$ 335,500.00
				ENG -15%	\$58,825
				TOTAL	\$ 394,325.00
Engineering Costs Breakdown					
	Survey - 2%				\$6,510
	Design, Permitting, Plans and Specs-8%				\$26,040
	Construction Administration/Inspection -5%				\$16,275
	Soil Testing, depth to rock (by others)			Budget	\$10,000
				Total	\$58,825
Permits					
ACOE - Nationwide Permit,					

- 30 S. Franklin Street Mixed Use Affordable Housing and Public Safety Project
 - Community Preservation Corp letter of support



The Community Preservation Corporation
480 Bedford Road, Suite 4201
Chappaqua, New York 10514

Date: 09/18/2023

Andy Stewart
Village Administrator
9 N. Broadway
Nyack Village Hall
Nyack, NY 10960
RE: 30 S. Franklin Street, Nyack NY

Dear MR. Stewart:

The proposed affordable housing project located at 30 S. Franklin St, in Nyack NY, would most likely qualify for construction and permanent financing from The Community Preservation Corporation (CPC). CPC is a not for profit lending institution and our mission is to help revitalize City's across New York State mostly by financing affordable housing projects like the proposed project on S. Franklin St. The amount of the construction and permanent financing is to be determined but the scope of the work and the finished product of 12 affordable rental units above a commercial / municipal space is very much in line with other projects that CPC has financed.

I also believe that this project should be able to benefit from New York State's Homes and Community Renewal Small Building Participation Loan Program (PLP), given its affordability, location, size and support from the City of Nyack. HCR's Small Building Participation Loan Program provides gap project financing assistance for qualified housing developers for acquisition, capital costs and related soft costs associated with the preservation and improvement or new construction of rental properties in buildings of 5 to 50 units located outside of New York City. HCR subsidy can be combined with CPC's financing, resulting in a lower blended financing cost.

CPC has the capacity and the experience to work with many different subsidy sources in the same project. We would be happy to include other subsidy loans or grants in the financing stack for this project if they are in line with our underwriting guidelines.

I am excited about this project's potential. Please let me know if there is anything that I can do to help this project receive the funding that it needs to get off the ground.

Sincerely,

150-156 Burd Street Affordable Housing Mixed Use Project

- a. Alex Vursta letter of intent
- b. Rockland County Office of Community Development letter of interest
- c. Community Preservation Corp letter of support

September 13, 2023

Letter of Intent from C&A of Nyack, LLC

Re: Nyack DRI Application

Dear Nyack DRI Committee,

I am proud to support the Nyack application to the NYS Downtown Revitalization Initiative with an ambitious project to build a LEED-certified mixed-use affordable housing project on my property at 150-156 Burd Street.

This combined parcel is a total of 12,000 square feet, and zoned for close to 24,000 square feet four stories building. Current status is vacant and warehouse. I have preliminary designs for a project with 26 affordable studio and one-bedroom units and eight commercial tenants on the ground floor, plus an underground garage. Among other Green Friendly accommodations the garage would include EV chargers.

I am a Nyack native and of the second generation living here. My father and I have built a portfolio of both commercial and multifamily rental buildings in the village over the last 50 years. I am committed to build the needed housing affordable to the "missing middle", the workforce of people, those in EMS, schools and health care, ext. People who do not qualify for subsidized housing but cannot afford market rate rents. I do have a preliminary commitment from Rockland County Office of Community Development to provide HOME funds for construction costs up to 11 units and I am seeking support from other sources who share my interest in building workforce housing affordable to people earning 50%-80% of the Area Median Income. I am also in contact with the Community Preservation Corporation that specializes in financing affordable and sustainable housing projects. For the commercial spaces I envision retail and artisanal workshops/building trades, to foster local employment and business growth.

The proximity of this site to Nyack's bus transit hub, new supermarket and nearby shops make it an ideal location to add density of residential and commercial development, aligned with the Village's focus on affordability, walkability and sustainability.

Total Investment: \$7-8M

DRI Support Needed: \$300,000 in demolition and site readiness.

NYS support for demolition and site readiness would catapult this project forward.

Thank you for your consideration,

Sincerely,

Alex Vursta, Owner, C&A of Nyack, LLC

COMMUNITY DEVELOPMENT

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building A 6th Floor
Pomona, New York 10970
Phone: (845) 364-3939 Fax: (845) 364-3940

Alexandra S. Obremski
Director

September 8, 2023

Andy Stewart
Village Administrator
9 N. Broadway
Nyack Village Hall
Nyack, NY 10960

Dear Mr. Stewart:

I am pleased to hear that the Village of Nyack intends to include an affordable housing development on Burd Street as part of its Downtown Revitalization Initiative application. The proposed development, comprised of studio and one-bedroom units affordable at a variety of AMIs, would be a welcome addition to this county's housing inventory. As you are well aware, the County has a severe shortage of affordable housing.

The County of Rockland, through its Office of Community Development, has U.S. Department of Housing and Urban Development funding it would be willing to commit to this development, contingent on all other underwriting and regulatory guidelines being met as well as legislative approval. The County's HOME Investment Partnership Solutions grant program could potentially provide subsidy for 11 units of affordable housing up to the maximum per unit subsidy limit (currently \$173,011 for studios and \$198,331 for one-bedrooms), depending on the project's needs. The Office of Community Development fully supports this project and would gladly provide technical assistance.

Best wishes on your application. These units would be an asset to our community.

Sincerely,



Alexandra S. Obremski



The Community Preservation Corporation

480 Bedford Road, Suite 4201
Chappaqua, New York 10514

Date: 09/18/2023

Andy Stewart
Village Administrator
9 N. Broadway
Nyack Village Hall
Nyack, NY 10960
RE: Burd Street, Nyack NY

Dear MR. Stewart:

After speaking with Mr. Vursta about his proposed affordable housing project on Burd Street, in Nyack NY, I am pleased to let you know that this project appears to qualify for construction and permanent financing from The Community Preservation Corporation (CPC). CPC is a not for profit lending institution and our mission is to help revitalize City's across New York State mostly by financing affordable housing projects like the proposed project on Burd Street. The amount of the construction and permanent financing is to be determined, however, I look forward to getting this project approved for construction and permanent financing through CPC.

I also believe that this project should be able to benefit from New York State's Homes and Community Renewal Small Building Participation Loan Program (PLP), given its affordability, location, size and support from the City of Nyack. HCR's Small Building Participation Loan Program provides gap project financing assistance for qualified housing developers for acquisition, capital costs and related soft costs associated with the preservation and improvement or new construction of rental properties in buildings of 5 to 50 units located outside of New York City. HCR subsidy can be combined with CPC's financing, resulting in a lower blended financing cost.

CPC has the capacity and the experience to work with many different subsidy sources in the same project. We would be happy to include other subsidy loans or grants in the financing stack for this project if they are in line with our underwriting guidelines.

I am excited about this project's potential. Please let me know if there is anything that I can do to help this project receive the funding that it needs to get off the ground.

Sincerely,

Digitally signed

Matthew by Matthew
Spallina

Spallina Date: 2023.09.18
15:25:26 -04'00'

ADA Waterfront Walkway, Green Infrastructure and Public Art Project

- a. Preliminary plans and budget
information

Nyack Letter of Intent – Waterfront Walkway Project

Re: Nyack DRI Application

Dear Nyack DRI Committee,

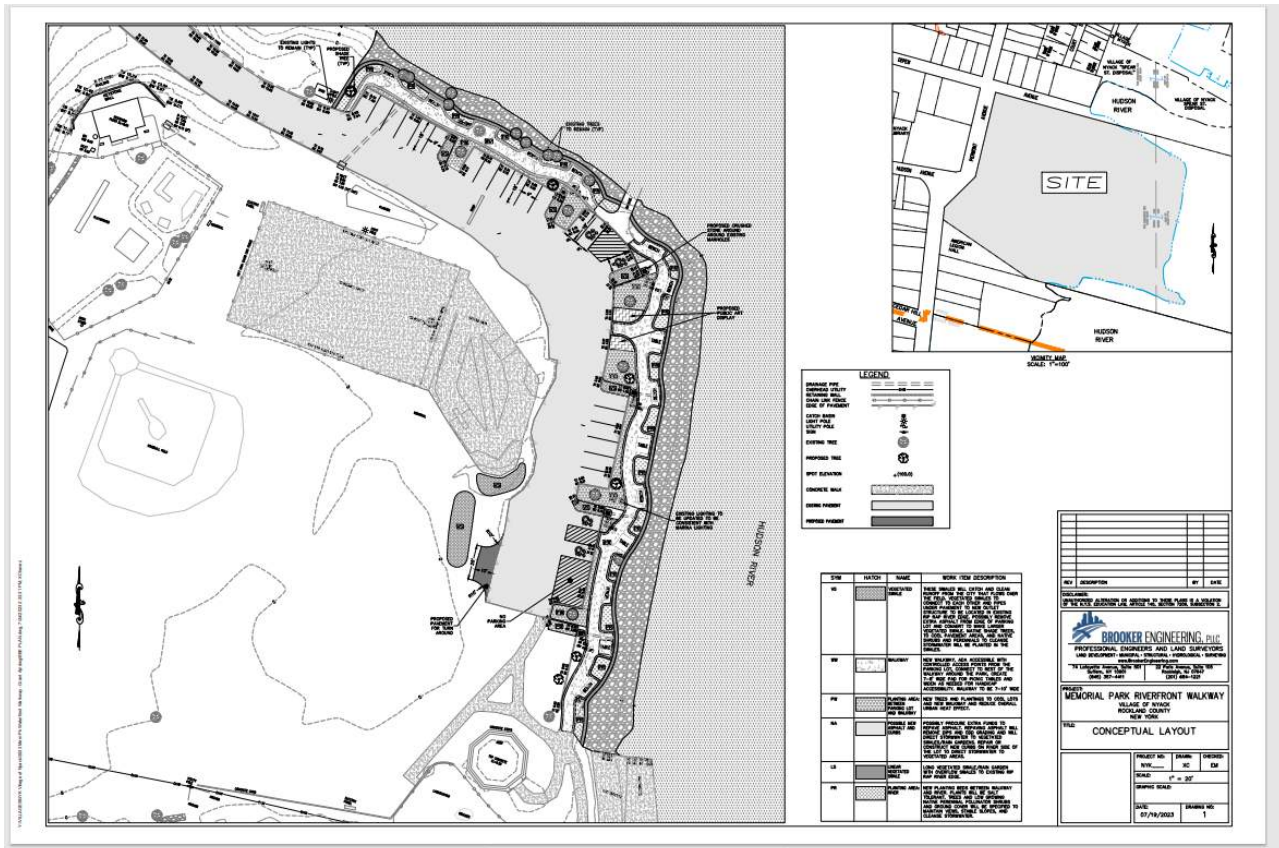
The Village of Nyack will design and construct the Memorial Park section of its ADA-compliant waterfront pathway to replace the inaccessible stone surface currently preventing the differently abled from using waterfront picnic tables and benches. The pathway will include saline-resistant landscaping to further the stability of the shoreline, make it more resilient to sea level rise and five retrofits of catch basins with vegetated swales will filter stormwater runoff before it enters the Hudson River. The path will run 570 linear feet from the south end of the park just west of the gazebo to the Inlet Bridge on the north, connecting the park to the Marina Walkway, and north toward the Village downtown. The park's shoreline has a loose gravel surface, which is not adequate for wheelchair use or for those with difficulty walking. The project will install an asphalt surface and pavers so that persons with disabilities and the elderly can easily and safely navigate, along with new ADA-compliant benches, picnic tables and a Public Art Pad for installations. The Village Engineer will complete final plans and bid documents, and the Village will select a contractor by competitive bidding. The project will require 17 months to complete, and will cost \$608,350. The project will provide the final "link" to an uninterrupted pathway connecting the Village's waterfront and the historic adjacent business district.

The project forms a key component of planned waterfront and downtown revitalization projects. The project will complete the Memorial Park section of the long-planned project entitled "Village Marina Connection & Waterfront Pathway" funded in part by NYS DOS. The revitalization of Nyack's waterfront is key to the revitalization of the entire village, but financial constraints and the burden of unfunded repair costs to infrastructure from recent hurricanes- Isaias and Ida- and the devastating economic impact from the Pandemic require financial assistance from the state to implement the project. The project will create 15 construction jobs, dozens of indirect jobs and 10 permanent jobs from increased tourism to the waterfront.

The project aligns with all the MHREDC Strategic Plans for the revitalization of our urban centers as engines of regional prosperity and promoting waterfront development. Specifically the project advances MHREDC's 2021 Annual Report's Strategic Priorities of *Live, Work, Play* by supporting the Goals to: "Strengthen the region's identity as a premier tourist destination, and "... focus...on downtown revitalization." MHREDC's 2022 Progress Report calls for identifying and addressing challenges and assets, and the project will enhance a regional tourist attraction. As a Disadvantaged Community with two Environmental Justice Areas, the project is vital to Nyack's revitalization. Enhancing Nyack's waterfront will strengthen Nyack's position as a regional tourist destination, contributing to the growth of tourism and the hospitality industry both of which are targeted by MHREDC as growth industries for the Hudson Valley

The key to Nyack's revitalization is the enhancement and protection of the waterfront, and the project is a crucial step and long-planned for its waterfront. The Memorial Park section of the

shoreline pathway will connect the park to the recently constructed Marina pathway, provide enhanced and uninterrupted access to the river, and contribute to Nyack's revitalization and position as a regional tourist destination. Enhancements in recent years to Nyack's waterfront have attracted substantial private and nonprofit investment development plans totaling more than \$100 million which include 200-300 new residential units recently completed or to be completed within the next 5 years, with the potential to create 1000+ construction jobs, 1300 indirect and 700 induced jobs and at least 100 permanent jobs for the region, making Nyack a regional leader in economic opportunity



Nyack Riverfront Walkway Photos



Memorial Park needs an ADA Waterfront Walkway with Green Infrastructure for Stormwater Runoff out of the Parking Lot, to Connect to Marina Walkway and Pedestrian Bridge



Memorial Park

Marina walkway leading to Ped Bridge and



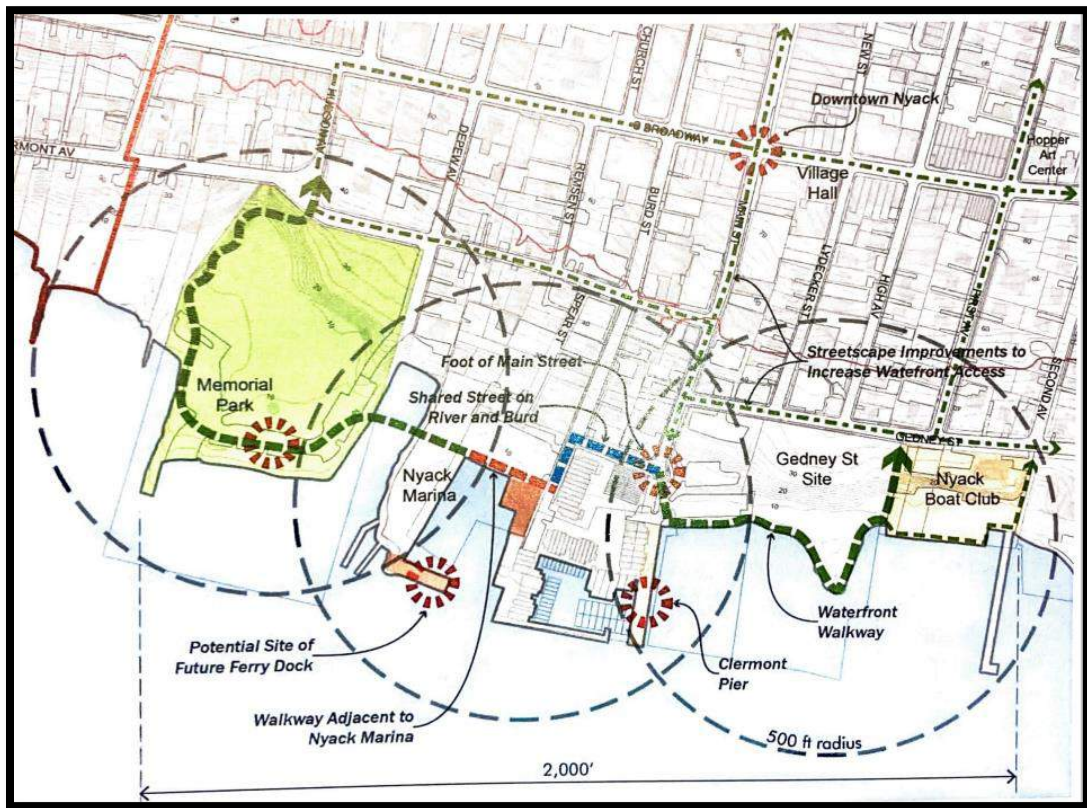
Pedestrian Bridge from Marina to Memorial Park

BROOKER ENGINEERING, PLLC	Date	7/5/2023
74 Lafayette Avenue, Suite 501		
Suffern, NY 10901		NYK0000
(845) 357-4411		

PRELIMINARY COST ESTIMATE
VILLAGE OF NYACK

Item No.	Construction Costs	Unit	Quantity	Unit Price	Total Price
1	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00
2	Removals/ Demolition in parking area	LS	1	\$ 50,000.00	\$ 50,000.00
3	Walkway asphalt and pavers	LF	570	\$ 525.00	\$ 299,250.00
4	Landscaping around storm drains, etc. in parking area	SY	247		\$ 75,000.00
6	Green shoreline installation	LF	470	\$ 175.00	\$ 82,250.00
7	Erosion Control	LS	1	\$ 7,500.00	\$ 7,500.00
				SUBTOTAL	\$ 529,000.00
				ENG -15%	\$ 79,350.00
				TOTAL	\$ 608,350.00

Engineering Costs Breakdown		
Survey - 2%		\$10,580
Design, Permitting, Plans and Specs-8%		\$42,320
Construction Administration/Inspection -5%		\$26,450
	Total	\$79,350
Soil Testing, depth to rock (by others)	Budget	\$10,000
Permits		
ACOE - Nationwide Permit,		



YMCA Expansion Project

a. YMCA Letter of Intent



ROCKLAND COUNTY YMCA
35 South Broadway
Nyack, NY 10960

**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

YMCA Letter of Intent

Re: Nyack DRI Application

Dear Nyack DRI Committee,

The YMCA is proud to support the Nyack application to the NYS Downtown Revitalization Initiative with an ambitious project to expand YMCA services, including child care, water safety, educational facilities and ADA compliance, all at the highest green building standard possible.

The YMCA owns a building at 35 S. Broadway, currently a two story mix of retail and office space, with a total footprint of 6,696 square feet, adjacent to our beautiful, historic building, built in 1927, before ADA rules existed. We have preliminary architectural plans for demolition and construction of a three-story building to house new services and facilities.

It is our goal to expand the offerings of the Rockland County YMCA in Downtown Nyack. This expansion will create several full-time/part-time employment opportunities in Rockland County. Our main focal points for this expansion are to increase space for Childcare, Educational Services, building an ADA compliant elevator and entrance, double our Swim Lesson capacity, be more energy efficient and create additional employment opportunities.

Childcare - The YMCA serves over 800 children every school day in the neighboring public schools and currently has waitlists. Expanding the facility will allow our organization to create more programs to better serve the families in this community.

Education - Creating an Education and Technology Center will create opportunities for youth/teens to learn computer science skills (e.g. coding, 3D printing, STEM, WordPress.)

ADA Compliance - Our new facility will offer a ground-level entrance with an elevator to all floors. This would eliminate barriers for people with physical disabilities in wheelchairs, mobility aids, and individuals with physical limitations.

Safety around water on a Rivertown - Teaching children and adults safety around water and how to swim is core to our mission. An additional swimming pool in our facility will double our capacity in teaching individuals how to swim and to offer ADA accessible aqua fitness to seniors and others.

LEED certified building - This building will create a healthier, more sustainable environment for all. Employment- This expansion will create full-time/part-time employment in Rockland County. Increasing our footprint will increase employment opportunities.

Partners: Rockland County Economic Development and Tourism, Rockland County Office for the Aging, Nyack Center, Nyack School District, Nyack Chamber of Commerce, Village of Nyack, Youth Bureau Employment Program.

Total Investment: \$10 - \$12 M

DRI Support Needed: \$800,000 in soft costs and demolition

Project Readiness

The YMCA has a \$5M annual budget and extensive fundraising capacity, and will launch this capital project campaign at our December gala event. We have preliminary architectural plans, we are working on a full feasibility study, and will shortly choose an architect for the project. We have \$2M liquidity currently on hand to support the project.

NYS support for soft costs and demolition would catapult this project forward.

Thank you for your consideration,

Sincerely,

Phil Donnelly, Executive Director



ROCKLAND COUNTY YMCA

35 South Broadway, Nyack, NY 10960

P 845 358-0245 F 845 358 1360

WWW.ROCKLANDYMCA.ORG

Letters of Support

- a. Orangetown Supervisor Kenny
- b. Nyack Chamber of Commerce
- c. U.S Senator Lawler
- d. ACADA
- e. NYS Senator Weber
- f. Visit Nyack

Town of Orangetown

Town Hall • 26 West Orangeburg Road • Orangeburg, NY 10962
Telephone: (845) 359-5100 ext. 2293
Fax: (845) 359-2623
e-mail: supervisor@orangetown.com
website: www.orangetown.com



Teresa M. Kenny
Town Supervisor

September 12, 2023

Ms. Linda Malave, Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive, 201
New Windsor, New York 12553

Re: DRI Application for Village of Nyack, New York

Dear Ms. Malave:

Please accept this letter as evidence of my support of the Village of Nyack's application to the Mid-Hudson Regional Economic Development Council (MHREDC) for funding through the State's Downtown Revitalization Initiative (DRI).

The Village of Nyack is an outstanding example of the MHREDC's focus on historic downtowns as the cornerstone of economic development in the Hudson Valley. With its historic Hudson River geography and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation while addressing critical infrastructure needs with the inclusion of important flood mitigation to protect their downtown from future storms.

I strongly support the Village of Nyack's application which includes a wonderful array of projects, ranging from gateway improvement to energy efficient affordable housing, sale of two parcels of Village land for economic development, waterfront access, and flood prevention. Please help facilitate the Village's request for funds with your favorable consideration. If further documentation is needed, please do not hesitate to contact my office.

Very truly yours,

A handwritten signature in blue ink, appearing to be "Teresa M. Kenny", with a long horizontal flourish extending to the right.

Teresa M. Kenny
Supervisor, Town of Orangetown



Nyack Chamber of Commerce

PO Box 677

Nyack, NY 10960

www.nyackchamber.org

(845) 353-2221

Writer's Direct Dial (845) 304-3998

roger@rogercohen.com

September 17, 2023

To: Mid-Hudson Regional Economic Development Council Members
From: Roger S. Cohen, President, Nyack Chamber of Commerce
Date: September 17, 2023
Subject: Village of Nyack DRI Application

Dear Mid-Hudson Regional Economic Development Council Members:

We at the Nyack Chamber of Commerce take this opportunity to express our support for the Village of Nyack's DRI application.

Nyack is an outstanding example of the REDC's focus on historic downtowns as the lynchpins of economic development in the Hudson Valley. With its historic Hudson River geography and history, and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley.

The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation. The Village's application shows a wonderful array of projects, ranging from public art and gateway improvement, to getting the village's marina restaurant site back on the market since it was decimated by Superstorm Sandy, to serving the needs of the community's most vulnerable populations, and to critical infrastructure protecting Nyack's downtown from flooding.

We would appreciate your giving Nyack's DRI application your consideration and support.

Sincerely,

A handwritten signature in black ink that reads 'Roger S. Cohen'.

Roger S. Cohen
President

MICHAEL V. LAWLER
17TH DISTRICT, NEW YORK
HOUSE FINANCIAL SERVICES
COMMITTEE
HOUSE FOREIGN AFFAIRS
COMMITTEE



1013 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-3217
(202) 225-6506
Lawler.House.gov

Congress of the United States
House of Representatives
Washington, DC 20515-3217

September 12, 2023

Ms. Linda Malave, Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive, 201
New Windsor, New York 12553

Dear Ms. Malave,

I write to lend my enthusiastic support for the application submitted by the Village of Nyack to the Mid-Hudson Regional Economic Development Council (MHREDC) for funding through the State's Downtown Revitalization Initiative (DRI).

The Village of Nyack is an outstanding example of the MHREDC's focus on historic downtowns as the cornerstone of economic development in the Hudson Valley. With its historic Hudson River geography and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation while addressing critical infrastructure needs with the inclusion of important flood mitigation to protect their downtown from future storms.

Nyack's application includes a wonderful array of projects, ranging from gateway improvement to energy efficient affordable housing, sale of two parcels of village land for economic development, waterfront access, and flood prevention.

Thank you for your consideration of the Village of Nyack's application.

Sincerely,

A handwritten signature in black ink that reads "Michael Lawler".

Michael V. Lawler
MEMBER OF CONGRESS

ALBANY OFFICE
504 LEGISLATIVE OFFICE BLDG.
ALBANY, NY 12247
PHONE: (518) 455-2991
FAX: (518) 426-6737

ROCKLAND OFFICE
163 AIRPORT EXECUTIVE PARK
NANUET, NY 10954
PHONE: (845) 623-3627
FAX: (845) 425-4617

E-MAIL
WEBER@NYSenate.GOV

WEBSITE
WEBER.NYSenate.GOV

NEW YORK
STATE
SENATE

ALBANY, NEW YORK 12247



SENATOR BILL WEBER
38TH SENATE DISTRICT

BANKING MINORITY MEMBER
BUDGET AND REVENUE
DISABILITIES
COMMITTEES
CONSUMER PROTECTION
CORPORATIONS, AUTHORITIES AND COMMISSIONS
EDUCATION

September 13, 2023

Ms. Linda Malave, Regional Director
Mid-Hudson Regional Economic Development
Council
33 Airport Center Drive, 201
New Windsor, New York 12553

Dear Ms. Malave,

I write to express my strong support for the application submitted by the Village of Nyack to the Mid-Hudson Regional Economic Development Council (MHREDC) for funding through the State's Downtown Revitalization Initiative (DRI).

The Village of Nyack is an excellent example of the MHREDC's initiative to focus on historic downtowns as a cornerstone of economic development in the Hudson Valley. With its historic Hudson River geography and rich array of arts, music, crafts and recreational amenities, Nyack plays a significant role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity, and historic architecture to foster additional business growth and job creation while addressing critical infrastructure needs through the inclusion of important flood mitigation to protect their downtown from future storms.

Nyack's application includes a prodigious array of projects, ranging from gateway improvement to energy efficient affordable housing, sale of two parcels of village land for economic development, waterfront access, and flood prevention.

Thank you for your consideration of the Village of Nyack's application. If my office can provide any additional assistance or information, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Weber'.

Bill Weber
Senator- 38th District



Visit Nyack

September 12th, 2023

Ms. Linda Malave, Regional Director
Mid-Hudson Regional Economic
Development Council 33 Airport
Center Drive, 201
New Windsor, NY 12553

Dear Ms. Malave,

I write to lend my enthusiastic support for the application submitted by the Village of Nyack to the Mid-Hudson Regional Economic Development Council (MHREDC) for funding through the State's Downtown Revitalization Initiative (DRI).

The Village of Nyack is an outstanding example of the MHREDC's focus on historic downtowns as the cornerstone of economic development in the Hudson Valley. With its historic Hudson River geography and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation while addressing critical infrastructure needs with the inclusion of important flood mitigation to protect their downtown from future storms.

Nyack's application includes a wonderful array of projects, ranging from gateway improvement to energy efficient affordable housing, sale of two parcels of village land for economic development, waterfront access, and flood prevention.

Thank you for your consideration of the Village of Nyack's application.

Sincerely,

A handwritten signature in black ink, appearing to read "T Schneck". The signature is fluid and cursive, with the first name "T" being particularly prominent.

Thomas Schneck, President Visit Nyack

Visit Nyack, Inc., PO Box 100, Nyack, NY 10960



Art, Craft & Antiques Dealers Association
PO Box 223
Nyack, New York 10960

September 16, 2022

Dear Mid-Hudson Regional Economic Development Council members,

I write in support of Nyack's DRI application.

Nyack is an outstanding example of the REDC's focus on historic downtowns as theynchpins of economic development in the Hudson Valley. With its historic Hudson River geography and history, and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation. The Village's application shows a wonderful array of projects, ranging from public art and gateway improvement, to getting the village's marina restaurant site back on the market since it was decimated by Super-storm Sandy, to serving the needs of the community's most vulnerable populations, to critical infrastructure protecting the downtown from flooding.

Writing as a longtime Nyack resident, member of the business community for 50 years and president of one of Nyack's oldest not for profits I can attest to how important these projects are for our community members, our village's infrastructure, and in the process help us maintain and expand on the character and charm that our small river village has become known for.

Please give Nyack's exciting application your full attention and support!

Sincerely,

John J. Dummigan
President

Arts, Craft & Antiques Dealers Association (ACADA)

Nyack DRI Public Engagement

Public engagement has been underpinned by the leadership of our DRI Committee, appointed by the Board of Trustees of the Village of Nyack, the use of a project website, social media and in-person meetings and presentations, as well as planned and spontaneous meetings with potential project sponsors and interested parties.

Nyack DRI Committee

Dr. Don Hammond, Mayor
Rev. Carl Washington, III; Pilgrim Baptist Church, Nyack
Philip Donnelly, Interim CEO, Vice President of Health & Fitness, Rockland YMCA
Bill Helmer, Developer/Property Owner
Thomas Schneck, Business owner/Visit Nyack
Mark Davidoff, RCC Hospitality and Culinary Arts Center
Maria Luisa Wittingham, Maria Luisa Boutique
Elliott Forrest, ArtsRock nonprofit; radio host
Kim Cross, Executive Director, Nyack Center
Terry Clarke, Owner, Black Parakeetz
Paul Adler, Rand Commercial
Sylvia Welch, Village Grantwriter

Project website

Downtown Revitalization Initiative

NEW YORK STATE OF OPPORTUNITY. **Downtown Revitalization Initiative**

The Village is in the process of applying, for the third time, to the NYS Downtown Revitalization Initiative for support of a range of projects geared toward improving public infrastructure, building affordable housing and improving the overall economic vitality of the downtown area. The public is encouraged to learn about the DRI (click here [Downtown Revitalization Initiative \(ny.gov\)](https://www.ny.gov/programs/downtown-revitalization-initiative)), review the Village's 2022 application (click here), and submit your ideas or comments about the application or any new projects or ideas you may have, by sending an email to Andy Stewart, Village Administrator, at administrator@nyack-ny.gov, or leaving a voice mail at 845-358-3581. The topic will be on the Village Board agenda for 9/14/23, and the public is welcome to comment then as well. The public is also welcome to attend a meeting of the DRI committee scheduled for Tuesday, September 12, 4 PM, at Village Hall. Please RSVP to administrator@nyack-ny.gov. The DRI Advisory Committee Members:

Dr. Don Hammond, Mayor
Rev. Carl Washington, III, Pilgrim Baptist Church, Nyack
Philip Donnelly, Interim CEO, Vice President of Health & Fitness, Rockland YMCA
Bill Helmer, Developer/Property Owner
Thomas Schneck, Business owner/Visit Nyack
Mark Davidoff, RCC Hospitality and Culinary Arts Center
Maria Luisa Wittingham, Maria Luisa Boutique
Elliott Forrest, ArtsRock nonprofit; radio host
Kim Cross, Executive Director, Nyack Center
Terry Clarke, Owner, Black Parakeetz
Paul Adler, Rand Commercial
Sylvia Welch, Village Grantwriter

For background please review the NYS website for the DRI program - <https://www.ny.gov/programs/downtown-revitalization-initiative>

The DRI is a cornerstone of the NYS economic development program focused on downtown neighborhoods and job creation, business growth and economic diversity. Successful applications result in NYS funding for both public infrastructure and private construction projects that promote economic and cultural vibrancy in downtown areas.

Andy Stewart
Village Administrator
(t) 845-358-3581
administrator@nyack-ny.gov

Site Links For Citizens

72°F Partly sunny 5:12 PM 9/15/2023

Social Media


Village of Nyack
September 6 at 4:09 PM · 🌐

Downtown Revitalization Initiative Public Committee Meeting.
Tuesday, September 12, 2023, 4 pm – 5 pm, via Zoom or in person at Village Hall.

To participate via Zoom, please complete the registration link below to RSVP and we will send you the meeting link on Monday. Otherwise, just come to the meeting in-person in Village Hall.
<https://docs.google.com/.../1FAIpQLSd3zM3.../viewform...>

The DRI is a NYS grant program that awards \$10M to winning villages. Nyack's 2022 application will be revised and re-submitted. We have some exciting new projects and the committee would love to hear your thoughts, questions and suggestions. The topic will also be on the Village Board agenda for 9/14/23, so feel free to join in that discussion as well, 7:30 PM at Village Hall.

See DRI webpage here for background information on: grant guidelines, Nyack's 2022 application, committee members, etc.
<https://www.nyack-ny.gov/DowntownRevitalizationInitiative>



NEW YORK
STATE OF
OPPORTUNITY.

**Downtown
Revitalization
Initiative**

📣 Boost this post to reach up to 1056 more people if you spend \$14. [Boost post](#)

👍 Like 💬 Comment ➦ Share 👤

Public Meetings

9/14/23 Presentation, Nyack Village Board Meeting

9/12/23 DRI Committee Public Meeting

8/29/232 DRI Committee Public Meeting

8/10/23 Presentation, Nyack Village Board Meeting