

Meeting Summary

Catskill Downtown Revitalization Initiative

Local Planning Committee Meeting #6

November 18, 2025 | 5:00 – 7:00 pm

Attendees:

Local Planning Committee (LPC)

- Natasha Law (Co-Chair), Village of Catskill
- Joseph Wildermuth (Co-Chair), Capital Region REDC
- Gilbert Bagnell, Catskill Public Library
- Thomas Boomhower, Upstate Capital Association of New York (joined via phone)
- Bertram Downes, Mental Health Association of Greene County (MHA)
- Rachel Puckett Fisher, Mid-Hudson Fiber
- Jared Giordano, RC Lacy
- Jennifer Griem, Thomas Cole House
- Henry Haye, Resident
- Kai Hillman, MHA
- Elliott Matos, Hudson/Catskill Housing Coalition (HCHC)
- Liam Singer, Business Owner
- Nicholas Weist, Shandaken Projects
- Stella Yoon, Greene County Council of the Arts

State Agencies

- Lesley Zlatev, New York State Department of State (DOS)
- Mary Elise Rees, Empire State Development (ESD)

Consultant Team

- Bret Collazzi, HR&A Advisors
- Jon Haragold, HR&A Advisors (joined virtually)
- Matthew Rivas, HR&A Advisors
- Margaret Irwin, River Street Planning and Development
- Sophie Henderson, Upstate Consulting
- Bimo Wicaksana, MUD Workshop (joined virtually)

Welcome + Timeline

- Lesley Zlatev welcomed attendees to the final Local Planning Committee (LPC) meeting of the Catskill Downtown Revitalization (DRI) process and thanked the LPC for the time they've invested in steering this process to date.
- Natasha Law thanked the LPC and members of the public for their engagement throughout the DRI process and for sharing their visions for Catskill's future.
- Joseph Wildermuth echoed Law's comments and thanked the State and Consultant Team for their work in guiding the DRI process.
- Bret Collazzi provided a summary of the work that had been conducted between the LPC's last meeting on October 21st and today. The Consultant Team confirmed the accuracy of project budgets with a third

party cost estimator and maintained dialogue with each project sponsor to finalize their total project costs and DRI requests.

- Collazzi walked attendees through the project timeline, including the LPC meetings and public meetings that have occurred and the next steps following today's meeting, including the drafting of the Strategic Investment Plan and execution of the Community Roadmap.
- Collazzi discussed the goals of today's meeting
 - Review the project slate
 - Discuss the final list of projects for consideration
 - Vote on the final slate of projects for recommendation to New York State.
 - Collazzi read through the LPC Disclosure of Conflicts of Interest statement. No new conflicts of interest were disclosed beyond those listed below.
 - Gilbert Bagnell: Catskill Public Library
 - Bertram Downes: Mental Health Association of Columbia-Greene Counties
 - Kai Hillman: Mental Health Association of Columbia-Greene Counties

Project Updates

- Collazzi walked through the process through which the 29 projects submitted through the Open Call for Projects was narrowed down to 19 under consideration at today's LPC meeting. Since the last LPC meeting, the LPC voted to remove the Lumberyard renovation project from consideration, and the sponsors from Subversive Malting and Brewing removed their project from consideration due to site control challenges.
- Matthew Rivas walked through major project updates:
 - Renovate 455 Main Street to Facilitate Expanded Services by the MHA of Columbia-Greene Counties
 - Per the LPC's request the Mental Health Association of Columbia-Greene Counties (MHACG) expanded their project scope to include the repaving of the back of their lot to become a multi-use youth recreation area, as well as the addition of a wheelchair elevator rather than a ramp.
 - Stella Yoon asked for clarification on which part of the back of the MHACG lot was an active alleyway.
 - Rivas clarified that there is an active alley roadway through the back area, but it remains MHACG property and can be used adaptively.
 - Develop Mixed-use Workforce Housing and Commercial Space at 506 Main Street
 - The sponsor submitted an updated rendering that illustrates the scale of the building on the site.
 - Rivas walked through several community concerns raised about the project, including the ongoing process through which the Village is attempting to legally sell the land to the developer, which will require a New York State parkland alienation process approved by the New York State legislature.
 - Rachel Puckett-Fischer asked for clarification on what happens when there is no legal successor to the entity to which the land was deeded in the case it is no longer used for parkland. Law clarified that the land remains in control of the Village.
 - Yoon asked for clarification on the amount of parkland that must be designated by the Village to compensate for the lost park land during as a result of this alienation. Zlatev clarified that land of equivalent value must be designated parkland elsewhere in the Village, and this case that likely means twice as much acreage as the existing site. Law confirmed that this is possible and in progress by the Village and would be secured at the Village's cost.
 - Create Housing & Commercial Space at 95 West Bridge Street

- The project sponsors lowered their DRI request to \$1.45 million and reduced the number of affordable units from 5 to 4. The overall project cost went up slightly based on a review of the Consultant Team's independent cost estimator.
- Nicholas Weist asked for clarification on the affordability levels of these units.
- Rivas clarified that they would be affordable at 60% AMI, or roughly \$1,200/month.
- Establish a Mixed-Use Development with Four Housing Units at 472 Main Street
 - The project sponsor provided a site layout sketch to illustrate where the residential component of the project would be situated relative to the commercial storefront. The project cost increased after review but the Consultant Team's independent cost estimator.
- Renovate Commercial Space at 437 Main Street
 - The project sponsor removed the fire escape component from their project and will instead focus on the structural, façade, rear accessibility, and energy efficiency improvements of the project. The project sponsor provided a rendering as well.
- Activate Live Performances at the Community Theater; Convert 104 Water Street to Mixed-use Creative Space and Art Studios
 - The project sponsor provided updated Letters of Intent with tenants, now including a right of first refusal for the tenants and to affirm that tenants will be solely responsible for programming the spaces during the terms of the lease.
 - The sponsor updated construction cost estimates for the Community Theater project
 - The sponsor agreed to reduce their DRI ask to \$455,000 for 104 Water Street based on a review from the Consultant Team seeking the project to break relatively even on profit and expenses.
- Catskill's Advancement for New Downtown Opportunities (CANDO) (Small Project Fund)
 - Greene County Economic Development Corporation confirmed that their scoring system would evaluate proposed projects against the DRI goals and vision, in addition to standard underwriting criteria. GCEDC also confirmed that their existing Loan Review Committee would conduct project reviews.
- Rivas walked the LPC through the projects with more than a 5% change in their DRI request.

Project Discussion

- Collazzi shared a map showing the 19 projects left under consideration and that they represent \$15.25 million in DRI requests, a level that would be acceptable in full for the State to consider.
- Collazzi shared with the LPC that four projects could be reduced if they wished:
 - 472 Main Street
 - Current
 - Total Cost: \$1,168,000
 - DRI Request: \$819,000
 - Alternative (no housing)
 - Total Cost: \$777,240
 - DRI Request: \$495,570
 - Total DRI savings: \$323,430
 - MHA
 - Current
 - Total Cost: \$1,102,000
 - DRI Request: \$1,102,000
 - Alternative (no outdoor rec area and a ramp instead of a wheelchair lift)
 - Total Cost: \$845,000
 - DRI Request: \$845,000
 - Total DRI savings: \$257,000

- Creekside Restaurant and Marina
 - Current
 - Total Cost: \$2,035,000
 - DRI Request: \$984,000
 - Alternative (no kayak launch or EV charging)
 - Total Cost: \$1,999,000
 - DRI Request: \$948,000
 - Total DRI savings: \$36,000
- Bridge Street Theatre
 - Current
 - Total Cost: \$1,790,000
 - DRI Request: \$1,588,000
 - Alternative (no facade work)
 - Total Cost: \$1,669,000
 - DRI Request: \$1,467,000
 - Total DRI savings: \$121,000
- Weist asked for a summary of the DRI request for each affordable housing unit by project as well as the affordability levels (captured through Area Median Income, or AMI) for each unit.
- Rivas shared the table below:

Project Name	Project Sponsor	Total DRI Request	Total Project Cost	Housing Units	Affordable Units	Housing Size	AMI Levels	Affordable Rents/ Month	Market Rents/ Month	DRI Ask/ Affordable Unit
Develop Mixed-use Workforce Housing and Commercial Space at 506 Main Street	Parkview Development & Construction, LLC	\$1,000,000	\$24,795,000	70	63	1-2BR	30-80% (maj. 60%)	\$305-\$1,681	\$1,440 - \$1,735 (110% AMI)	\$15,873
Transform 199 West Main Street into 6 Units of Workforce Housing	Hop-O-Nose LLC	\$1,000,000	\$2,106,000	6	6	2BR	70% (approx.)	\$1,500	N/A	\$166,667
Create Housing & Commercial Space at 95 West Bridge Street	95 W. Bridge Holding, LLC	\$1,450,000	\$3,274,000	12	4	1-2BR	60%	\$1,203	\$1,800 - \$2,000	\$362,500
Establish an Outdoor Destination Space with Four Studio Housing Units at 472 Main Street	Two Hawk Hudson, LLC	\$819,000	\$1,168,000	4	4	Studio-1BR	50-60%	\$833-\$1,188	N/A	\$206,250

- Jennifer Griem asked if certain projects were required to confirm to historic preservation guidelines.
 - Gilbert Bagnell, who is a member of the planning board, clarified that the east side of the Catskill Creek is in the historic district, as is anything substantially contiguous to or across the street from a historic building or an eligible historic preservation building.
- Weist asked for clarification on how the State will know the qualitative and quantitative feedback the LPC has provided to date.
 - Zlatev clarified that the State agencies reviewing DRI projects have access to all meeting summary notes, the results of the public engagement process, notes from project Core Team meetings, and all public comments captured throughout the process. Zlatev also clarified that the State representatives who have attended the Catskill DRI meetings, including herself, will play a role in the project evaluation process.
- Yoon asked for clarification as to whether, after this vote, the LPC could stipulate any further changes to projects
 - Collazzi clarified that the LPC cannot.

Final LPC Vote

- Bagnell made motion to approve the full slate of projects as is.
 - The LPC voted unanimously to approve the vote by show of hands.

Next Steps

- Collazzi walked through the next steps in the DRI process. The Consultant Team will finalize a Strategic Investment Plan with the State that includes the Downtown Profile, Community Engagement, Project Profiles, and a Community Roadmap with steps to ensure effective implementation of DRI projects and the Catskill DRI Vision and Goals.
- Rivas shared that the LPC will have an opportunity to join an advisory committee formed by the Village to:
 - Maintain community engagement and transparency around the implementation of DRI projects
 - Serve as liaison with NYS agencies, Greene County EDC, and local partners
 - Solicit regular project updates from sponsors of approved projects

Public Comment

- A member of the public asked for clarification about what comes next for the Small Project Fund
 - Zlatev answered that GCEDC would likely be able to set up the CANDO fund in Q3 or Q4 of 2026 if the State were to make an announcement that a Fund were awarded in the Spring. When GCEDC opens applications, there will be a public announcement.
- A member of public asked to walk through the logic of how the State gets to the final awardees of the \$9.7M grant.
 - Zlatev answered that the State will score each project based on the Catskill and State DRI criteria and award projects funding in order. If a project cannot be fully funded, it maintains its spot on the ranking list but may need to be partially funded.
 - Kai Hillman asked if the Consultant Team stays on, or who would be responsible for ensuring projects stay on track.
 - Zlatev answered that the State has individual project managers whose role this is.
 - Law answered that the Village will form a committee to maintain local oversight as well. This will be included in the Community Roadmap.
 - Bertram Downes asked if there will be a publicly accessible way to track project progress.
 - Zlatev answered that the Department of State tracks all projects until the end.
 - Collazzi and Law answered that the Village may choose to create a web page with quarterly progress updates on each project.
 - Law also shared that there will be a ribbon cutting for all projects and all LPC members will be invited.

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- A member of the public expressed concern that some of the projects awarded funds may be rewarding property owners who have otherwise sat on their property without redeveloping it for many years.
 - Collazzi clarified that all projects submitted through private sector have gone through an extensive vetting process to check that, if DRI funding did not exist, the projects would not be able to happen in their current form. Collazzi also reminded the public that the DRI is a reimbursement-based program that only awards funds after work is completed according to the scope approved by the LPC.
 - Law also answered that DRI is a grant aimed at revitalization, meaning that it must include privately sponsored projects along with public and nonprofit projects. The goal of the DRI grant is to ensure that these properties don't continue to sit underdeveloped.
 - A member of the public asked if local planning approvals had to consider the DRI criteria in their decision making. Member of public – when projects go to local planning and approvals, are those entities asked to align their reviews with DRI criteria?
 - Zlatev answered that minor changes to project details are discretionary at the local level and projects can proceed as long as their scope is in line with the intention of the scope approved by the LPC.

Collazzi closed the meeting by thanking all members of the Consultant Team and State Team for their leadership throughout this process.