

Catskill DRI Project Summary Table

DRAFT 11/14/2025

Project Title	Project Description	Project Sponsor	Total Project Cost	DRI Funding Request	Other Funding Sources	Anticipated Timeline
1. Enhance the Village Streetscape Along Main Street and West Bridge Street	Improve Main Street and Black Bridge with new sidewalks, lighting, trees, crosswalks, and public amenities to create a safer, more accessible, and attractive corridor for residents and visitors. The project strengthens the village's main commercial corridor and better connects downtown businesses, community spaces, and the Catskill Creek.	Village of Catskill	\$2,373,000	\$2,373,000 (100% of total)	N/A	Q3 2026 - Q1 2028
2. Activate the Village of Catskill with a New Wayfinding and Signage System	Install a coordinated wayfinding and signage system throughout downtown Catskill to help residents and visitors easily locate Main Street, Catskill Creek, parks, historic sites, and cultural destinations. The project reinforces Catskill's identity and encourages people to explore local businesses and attractions.	Village of Catskill	\$432,000	\$432,000 (100% of total)	N/A	Q3 2026 - Q3 2027
3. Connect Ferry Service to Catskill by Installing a Gateway Boat Dock on Water Street	Construct a ferry dock on at the County lot on Water Street to link downtown Catskill to neighboring Hudson River communities by water. The project enhances waterfront access, supports tourism, and strengthens Catskill's role in the regional transportation and recreation network.	Village of Catskill	\$304,000	\$304,000 (100% of total)	N/A	Q3 2026 - Q4 2026
4. Develop an ADA-Accessible Small Craft Launch on West Main Street	Create an ADA-accessible small craft launch and improved public access point on Catskill Creek next to Catskill High School. The project provides a safe, formalized entry to the water for kayaks and other small craft and invites more residents and visitors to enjoy the creek.	Village of Catskill	\$186,000	\$186,000 (100% of total)	N/A	Q3 2026 - Q4 2026
5. Renovate the Historic Catskill Public Library	Renovate and modernize the historic Catskill Public Library at 1 Franklin Street to address accessibility, safety, building system, and program space expansion needs while preserving its architectural character. The project upgrades interior and exterior spaces to better support contemporary library services, community programs, and year-round public use.	Catskill Public Library	\$2,846,000	\$1,469,000 (52% of total)	CDBG, NYS library grant, reserves	Q3 2026 - Q2 2028
6. Renovate 455 Main Street to Facilitate Expanded Services by the MHA of Columbia-Greene Counties	Rehabilitate and reconfigure the MHACG's building at 455 Main Street to improve youth clubhouse, family services, community space, and supportive housing. The project enhances a critical downtown hub for counseling, advocacy, and recovery services serving local youth, families, and residents.	Mental Health Assoc.	\$1,102,000	\$1,102,000 (100% of total)	N/A	Q3 2026 - Q3 2029
7. Transform Bridge Street Theatre	Renovate and upgrade facilities at Bridge Street Theatre at 44 West Bridge Street to better accommodate performances, arts education, and community events. The project modernizes both indoor and outdoor areas to strengthen Catskill's role as a regional arts destination.	Bridge Street Theatre Inc.	\$1,790,000	\$1,588,000 (89% of total)	Capital campaign, bank loan	Q3 2026 - Q2 2028

Catskill DRI Project Summary Table

DRAFT 11/14/2025

Project Title	Project Description	Project Sponsor	Total Project Cost	DRI Funding Request	Other Funding Sources	Anticipated Timeline
8. Develop Mixed-use Work Force Housing and Commercial Space at 506 Main Street	Transform the Village-owned "Park for Paws" site at 506 Main Street into a mixed-use development with income-restricted apartments and ground-floor commercial space for local businesses and artists. The project delivers new affordable and workforce housing on Catskill Creek while activating the street with neighborhood-serving retail.	Kearney Realty & Development Group	\$24,795,000	\$1,000,000 (4% of total)	Private equity and loans	Q3 2026 - Q1 2030
9. Transform 199 West Main Street into 6 Units of Workforce Housing	Replace an aging single-family home and underutilized parcels on 199 West Main Street with two townhouse-style residential buildings that provide new workforce housing. The project introduces high-quality, family-oriented homes with porches, private outdoor space, and off-street parking that reinforce the character of the corridor.	Hop-O-Nose LLC	\$2,106,000	\$1,000,000 (47% of total)	Bank loan	Q3 2026 - Q1 2028
10. Create Housing & Commercial Space at 95 West Bridge Street	Rehabilitate and expand the former Agway building at 95 West Bridge Street into a mixed-use property with upper-floor apartments and active ground-floor commercial space. The project brings new residents and businesses to West Bridge Street, helping to anchor a vibrant mixed-use district near Catskill Creek.	95 W. Bridge Holding LLC	\$3,274,000	\$1,450,000 (44% of total)	Private equity and private lender	Q3 2026 - Q3 2028
11. Establish a Mixed-Use Development with Four Housing Units at 472 Main Street	Demolish a long-dilapidated structure at 472 Main Street and construct a new mixed-use destination with a retail storefront, hillside residential units, outdoor amenities, and sustainable features. The project connects Main Street to Catskill's scenic hillsides and enhances downtown with trail- and recreation-oriented retail, EV charging, and public gathering space.	Two Hawk Hudson, LLC	\$1,168,000	\$819,000 (70% of total)	Private equity and bank loan	Q3 2026 - Q1 2028
12. Renovate Commercial Space at 437 Main Street	Complete structural, façade, and energy-efficiency improvements to the mixed-use building at 437 Main Street to support locally owned businesses and enhance downtown character. The project improves safety, accessibility, and building performance while upgrading the appearance of a prominent corner near Town offices and Brandow Alley.	Catskill Hills, LLC	\$220,000	\$155,000 (70% of total)	Private equity and bank loan	Q3 2026 - Q4 2027
13. Restore the Historic Brick Façade at 342 Main Street	Remove non-historic vinyl siding and restore the original brick façade at 342 Main Street. The project preserves the historic character of a highly visible mixed-use building on Main Street, improves energy performance, and elevates the aesthetics of a key small business storefront in the heart of downtown.	West Bridge Holdings LLC	\$188,000	\$115,000 (61% of total)	Private equity	Q3 2026 - Q1 2027

Catskill DRI Project Summary Table

DRAFT 11/14/2025

Project Title	Project Description	Project Sponsor	Total Project Cost	DRI Funding Request	Other Funding Sources	Anticipated Timeline
14. Activate Live Performances at the Community Theater	Finish the second phase of improvements at the historic Community Theater at 373 Main Street to fully support live performances and community events. The project builds out back-of-house spaces, upgrades audience amenities, and modernizes building systems so the theater can operate as a year-round regional arts and entertainment venue.	373 Main Street, LLC	\$1,598,000	\$525,000 (33% of total)	Bank financing	Q3 2026 - Q4 2027
15. Convert 104 Water Street to Mixed-use Creative Space and Art Studios	Convert the long-vacant industrial building at 104 Water Street into a mixed-use creative hub anchored by Cone Zero Ceramics, with studios, classrooms, and flexible arts space. The project activates a waterfront property with cultural programming, education, and small business activity that support Catskill's growing creative economy.	104 Water Street, LLC	\$913,000	\$455,000 (50% of total)	Bank financing	Q3 2026 - Q4 2027
16. Enhance Water Access from Creekside Restaurant	Stabilize the shoreline and upgrade outdoor areas at Creekside Restaurant and the adjacent Hop-O-Nose Marina at 160 West Main Street to protect operations from erosion and storm damage. The project improves docks, seating, and public access along Catskill Creek, supporting a long-standing waterfront business and regional boating destination.	ZAC Land Holding LLC	\$2,035,000	\$984,000 (48% of total)	Bank financing	Q3 2026 - Q1 2028
17. Improve Waterfront Resilience and Public Access at 70 West Main Street	Reinforce the shoreline and expand docking capacity at Forlini's waterfront property and marina at 70 West Main Street to address erosion and restore lost slips. The project preserves a key access point to Catskill Creek, supports local boating and tourism, and strengthens a long-standing village business.	Forlini's LLC	\$291,000	\$189,000 (65% of total)	Private equity	Q3 2026 - Q1 2027
18. Beautify and Expand Operations at Return Brewing Outpost	Enhance the Return Brewing Outpost at 201 Water Street with upgraded lighting, signage, public art, and site improvements. The project transforms the brewery and beer garden into a more welcoming, landmark gathering place that draws pedestrians along Main Street and the waterfront.	Return Brewing Catskill LLC	\$683,000	\$503,000 (74% of total)	Private equity, private lender	Q3 2026 - Q1 2027
19. Catskill's Advancement for New Downtown Opportunities (CANDO) (Small Project Fund)	Create the CANDO Fund, administered by Greene County Economic Development Corporation, to provide grants for small-scale building improvements and business investments within the Catskill DRI area. The project supports façade and interior renovations, upper-floor activation, equipment purchases, and building system upgrades that strengthen downtown's commercial and mixed-use fabric.	Greene County Economic Dev. Corp. (GCEDC)	\$780,000	\$600,000 (77% of total)	N/A	Q3 2026 - Q3 2029
TOTAL			\$47,084,000	\$15,249,000 (32% of total)		