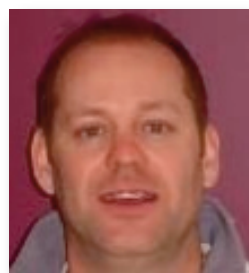


STAFF BRIEFS



Monica Williams recently joined Thoma Development as a Program Assistant. Monica is a lifelong Cortland resident and is a graduate of SUNY Oneonta. As a member of our Grant Writing and Planning Team, she is responsible for assisting with grant preparation and packaging, editing and research, survey data entry related to grant writing and planning, receptionist duties, and serving as Bernie Thoma's secretary.

Charlene Clough joined our Grant Administration Team as Housing Rehabilitation Assistant. Charlene is originally from Cincinnati but gained valuable experience in the building trades and management fields in places such as California, Florida, Montana, and Arizona. In her new role, Charlene inspects work being done through the various rehabilitation programs we manage on behalf of our customers. She also completes required lead clearance testing.



Rich Cunningham, Program Manager, was recently designated as a Certified Main Street Manager (CMSM) by the National Trust for Historic Preservation's National Main Street Center. Rich has been employed at Thoma since 1995. During that time, he has worked with many communities throughout the region in developing strategic plans for commercial center revitalization, securing grant funds for needed projects, and working with local governments and businesses to improve downtown economies.

Meira Hertzberg has joined our ranks as a summer intern and will be assisting with the land use and zoning sections of the City of Cortland and Village of Homer's respective Comprehensive Plans. Meira originally hails from the Chicago area. She received her undergraduate degree in Public Affairs from Indiana University where she concentrated on Public Administration and Community Development and Planning. From there she pursued a law degree from Florida University and spent 18 years in the Florida area practicing land use and environmental law. She recently earned her Masters degree in planning from Cornell University. This brought her to Thoma Development Consultants where she hopes to hone her skills in comprehensive planning. While at Thoma, Meira will analyze the present land uses in both the Village and the City, present options to each community on the direction of future land use, and work on general recommendations for their zoning regulations.



Community Visioning

Community Surveys

Comprehensive Planning

Downtown Revitalization

Economic Development

Feasibility Studies

Grant Accounting

Grant Administration

Grant Writing

Historic Preservation

Housing Rehabilitation

Infrastructure Improvements

Lead Clearance Testing

Loan Portfolio Management

Market Studies

Microenterprise Assistance

Parks & Trail Development

Records Consulting

Recreation Planning

Strategic Planning

34 Tompkins Street
Cortland, New York 13045
607-753-1433
tdc@thomadevelopment.com

Bernard Thoma,
Senior Consultant



A newsletter of Thoma Development Consultants

July 2008

RECENT GRANT ANNOUNCEMENTS

Thoma Helps Communities Secure Over \$1.8M In Grant Funds

Thoma partnered with our customers on these recent successful grant awards:

- The Village of Groton received \$175,000 from the NYS DOT's Industrial Access Program. The funds will be used to provide road construction work in the Village's industrial park for the start up of the Plastisol company.
- The Village of Marathon received \$515,000 in LWRP EPF funds to provide linkages and access between the Village's Main Street and the Tioughnioga riverfront (see adjacent article).
- The City of Cortland was awarded \$25,000 in NYS CDBG Technical Assistance funds to study and prepare a strategic plan for its East Side Neighborhood.
- The Village of DeRuyter will use \$390,880 in HOME Program funds to rehabilitate 16 single family homes occupied by low-to-moderate income households and located on a scattered site basis.

• The Town of Cortlandville will utilize \$384,480 in HOME Program funds to rehabilitate 16 single family homes owned and occupied by lower income senior citizens.

• The Town of Dryden will access \$315,160 in HOME Program funds to rehabilitate 12 low-to-moderate income single family homes located on a scattered site basis within the Town.

Village of Marathon Awarded LWRP EPF Funds

The Village of Marathon recently received \$515,000 in Local Waterfront Revitalization Program Environmental Protection Funds (LWRP EPF) made available through the NYS Department of State. Located in the southernmost area of Cortland County, the Village includes the southern terminus of the County's main waterway, the Tioughnioga River, which is part of the Susquehanna River Basin. Marathon's portion of the river includes some of the County's deepest waters, making the Village ideally situated to take advantage of its waterfront location.

This latest LWRP EPF grant will serve to provide a definitive link between the Village's Main Street and its waterfront, located one block south of the main commercial district in the Village's park, Lovell Field. The project scope includes the installation of sidewalks, historic street lighting, trees, and other amenities in and around the area of Peck and Brink Streets. The improvements will allow safe pedestrian passage between parking areas, Lovell Field, and the downtown area. As part of the project, the Village will also replace its aged playground

See "Marathon", page 2

Future Grants

Restore NY - Fall 2008
Shared Municipal Services - Fall 2008
CDBG - Winter 2009
NY Main Street - Winter 2009
HOME Program - Winter 2009
State Archives (Records) - February 2009

THOMA IS FEATURED SPEAKER

Thoma was recently invited to be a featured speaker at a Rural Housing Coalition/Division of Housing and Community Renewal workshop held in Boonville. Presented by Bernie Thoma and Rich Cunningham, our discussion focused on the blending of funding sources in revitalizing downtown areas and highlighted the successes of the City of Cortland, and the Villages of Marathon and Waterloo. Thoma was invited to speak based on our success in partnering with communities to revitalize their downtowns.

As we have stated often in *Thoma's Developments*, sound development projects are usually founded upon sound planning. Each of our customers noted above has undertaken strategic plans and worked consistently to implement the plan's recommendations.

Based on the recommendations in its strategic Plans, the City of Cortland leveraged funds from CDBG, NY Main Street, National Grid, Restore NY, DEC Urban and Community Forestry, HOME Program, Preserve America, and Private Investment, to undertake a myriad of programs focused on its downtown. This includes facade improvements, microenterprise assistance, building improvement projects, development of a downtown management organization, tree planting, South Main Street reconstruction, and parking lot improvements.

After completing a Strategic Plan for its downtown, the Village of Marathon has secured funds from the State's Multimodal Transportation Program to refurbish its train station as a museum; CDBG funds for both housing rehabilitation and public water infrastructure; boat launch construction using LWRP EPF funds; a complete reconstruction of its Main Street utilizing DOT funds; and playground and riverfront improvements funded with a second LWRP EPF grant. In addition, the Village has concurrently made improvements to its municipal water and sewer systems using USDA

Rural Development and State Revolving Loan funds, and will upgrade its Village-owned electric company with its own funds.

The Village of Waterloo completed a Strategic Plan over ten years ago and has partnered with the State on regional plans to improve the State's canal system. Waterloo has been persistent in its quest to improve its canal port, Oak Island, and to strengthen the physical connection between the island, the Cayuga Seneca Canal, and its downtown. In this regard, it has sought and received CDBG, NY Main Street, Restore NY, TEA-21, Clean Water/Clean Air Bond Act, EPF, and Urban and Community Forestry funds. It has demolished dangerous buildings in its downtown, created a canal trail, undertaken facade improvements, and rehabilitated houses.

Downtown revitalization is an ongoing, never-ending process. Each project builds upon the next. Great planning provides the community with vision and purpose. Grant funds can help make the vision a reality. Thoma can assist with both plan and project development. Please call us to discuss your downtown needs.

"Marathon", from page 1

equipment with new equipment which is appropriate for a greater age span of children and is handicapped accessible. The Village previously received a grant from the same funding source to construct a boat launch in Lovell Field.

At the present time, the Village is working with the New York State DOT on the complete reconstruction of its Main Street. This is a \$2.9M project. The LWRP EPF award is unique in that the funding source allowed the Village to leverage the non-federal portion of the Main Street project as the required 50/50 match for the grant. This allowed the Village to undertake this project without expending local dollars.



"Working with Thoma is a great expenditure of our Village funds. They know our community and are able to package grants that fit our needs. They don't waste our time and money pursuing projects that don't make sense for us. We say a big THANK YOU to the team at Thoma Development!" - Marathon Mayor John Pitman



WHITNEY POINT COMPLETES DOWNTOWN PLAN

Thoma was hired by the Village of Whitney Point to study its downtown area and to subsequently prepare a strategic plan to guide its future. This plan was partially financed with \$13,800 in grant funds from the NYS CDBG Technical Assistance Program offered through the State's Office for Community Renewal. Thoma wrote the grant application on behalf of the Village.

We worked hand-in-hand with an enthusiastic Steering Committee which included local business and building owners, community members, and government representatives to analyze data and survey results so that well-designed and pragmatic implementation measures for future growth and change in the downtown could be formulated.

Some of the plan's more notable strategies for improving downtown Whitney Point include establishing the downtown

as a center for arts and culture in Northern Broome County; leveraging the downtown's location on major transportation routes to capture day and overnight visitors to the area, including nearby colleges and universities; capitalizing on its natural resources such as the Tioughnioga River and nearby Dorchester Park to attract visitors and promote health and wellness; promoting and developing healthy, diverse neighborhoods surrounding the downtown; improving walkability and pedestrian access in the study area; and enhancing the historic small town character of the downtown, including its historic architecture and cultural heritage.



Main Street Whitney Point

Now that the plan is complete, the Village is well positioned for future funding opportunities. We have been hired to submit a comprehensive CDBG application for the downtown in 2009. The Village can additionally take advantage of the NY Main Street and HOME grant programs when the funding rounds are announced.

BAINBRIDGE AWARDED RESTORE NY FUNDS

The Village of Bainbridge recently received \$150,000 in Restore NY funds. The Village will use this grant to demolish one building and rehabilitate another on the former Perry Builder's site.

Perry's Builder's was a pressure treated wood manufacturing plant. Upon the closing of the plant, it was found to have significant environmental contamination. Through bankruptcy, the site came under ownership of Chenango County and environmental remediation was completed. The site was subsequently sold to a private developer. The remaining buildings on the property are in poor condition and are the last impediments to reuse and redevelopment. When all work is completed, this will pave the way for new investment and job growth.

We expect the final round of Restore NY funds to be available in the fall. We will keep our customers posted.



Former Perry Builder's Site - Bainbridge