



COMMON COUNCIL MEETING

Common Council Chambers

Monday, July 12, 2021

6:30 p.m.

- I. ROLL CALL:**
- II. READING OF ITEMS** by the City Chamberlain of any items not listed on the printed agenda.
- III. PUBLIC PARTICIPATION:**
- IV. CHAIRPERSON'S COMMENTS AND PRESENTATIONS:**
- V. REPORTS OF COMMITTEES AND BOARDS:**
- VI. MOTIONS AND RESOLUTIONS:**
 - 1. Resolution R-21-59**, Support for 278 Main St. to make application to the New York Main Street program CFA Grant
 - 2. Resolution R-21-60**, appointing Councilmember McClinton to serve on the Joint Water Board
- VII. ORDINANCES AND LOCAL LAWS:**
- VIII. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:**
 - 1. POUGHKEEPSIE NRI: 2021 UPDATES**, Norris Meigs and Jennifer Rubbo of the Vassar Environmental Cooperative
 - 2. A COMMUNICATION FROM CITY ADMINISTRATOR NELSON**, on Malcom X Green Infrastructure Grant
- IX. UNFINISHED BUSINESS:**
- X. NEW BUSINESS:**
- XI. ADJOURNMENT:**

**RESOLUTION
(R-21-59)**

INTRODUCED BY COUNCILMEMBER MENIST:

WHEREAS, the City of Poughkeepsie recognizes and supports the importance of revitalizing the Main Street corridor for the economic and social well-being of its residents, businesses, and visitors; and

WHEREAS, the New York State Division of Housing and Community Renewal (DHCR) is making available funds to assist New York communities in Main Street/Downtown revitalization efforts under its New York Main Street Grant Program-Downtown Anchor Project; and

WHEREAS, Kirchner Realty, Inc. and Nubian Directions II, Inc. have partnered to submit a grant application for \$500,000, which would be used toward the redevelopment of the former Up To Date Building located at 278 Main Street; and

WHEREAS, such funds are available for façade improvements, building renovations, and streetscape improvements subject to approvals and permits issued by the City of Poughkeepsie as may be required; and,

WHEREAS, the city believes the grant application, if awarded, would have a positive impact on the community and meet the grant program criteria; and,

WHEREAS, any local match would be provided by the applicant and there is no monetary obligation placed on the City of Poughkeepsie; and,

NOW, THEREFORE,

BE IT RESOLVED, the Common Council of the City of Poughkeepsie wholeheartedly supports and endorses the application of Kirchner Realty Inc. & Nubian Direction II, Inc. to the New York State Division of Housing and Community Renewal for a grant under the New York Main Street Program- Downtown Anchor Project.

SECONDED BY _____

**New York Main Street Program
278 Main St. Project Description**

Project Background

Originally built in 1872 as the site of the renowned Kirchner Hall, the four-story building located at 278 Main St. Poughkeepsie has evolved along with the City of Poughkeepsie over the past 125 years. While the property has hosted a variety of different attractions, including a movie theater, bowling alley, and JJ Newberry & Co (a prominent 5 and dime store), the 30,000+ sq. foot building is best known as the longtime home of the area's premier department women's clothing and fur store, Up to Date. At its peak in the mid-twentieth century, Downtown Poughkeepsie was bustling with activity, with long-time residents and visitors alike enjoying the City's balanced mix of commerce, entertainment and community. Like many small cities across the country, the economic fabric of Poughkeepsie's vibrant downtown began to unravel, as consumers found new ways to shop and families moved out of the city to more suburban areas. By the beginning of the 21st century, the once vibrant building sat vacant, a state it has remained in for nearly two decades. This proposal seeks to bring this community anchor back to life, catalyzing Poughkeepsie's impending Downtown resurgence.

Project Overview

Kirchner Realty, Inc. and local non-profit, Nubian Directions, are pleased to collaborate on this mixed-use community anchor project in the heart of Poughkeepsie with the submission of an application to the NYS Office of Community Renewal's New York Main Street Program. Under this proposal, the building will be fully renovated. The ground floor will include 11,090 sq. feet of commercial space to house substantial new businesses. The adjacent lot will also be rejuvenated, allowing for outdoor dining - a critically important new commercial need since the emergence of COVID - as well as hosting public art exhibits, as well as other community gatherings such as farmer's markets, craft fairs, neighborhood movie nights, and more. The rehabilitation of the second through fourth floors of the building, along with a new fifth floor will make way for a total of 24 brand new apartments, including: (1) studio; (6) 1 bedroom/2 baths, with mezzanines; (1) 2 bedroom/2 baths, with mezzanine; (4) 2 bedroom/1 bath; and (3) 2 bedroom/2 baths. The property owner will make available and maintain the affordability of four residential housing units to persons of low income (90% Area Median Income) for five years. Finally, the building's iconic facade will also be refreshed, including the removal of the 1970's era brown pebble aggregate first floor facade and the installation of 30+ new 9' tall windows to replace the existing decrepit ones. Some +/- 60 new openings will be created on the east and west walls to accommodate +/- 60 new windows for the upper floor residential units. Two new fire-rated towers (one with an elevator) will be constructed to comply with current fire/safety codes. Prominently located near the intersection of Main and Market Streets, the final project will serve as a beacon of Poughkeepsie's Downtown revival, attracting more investment and greater interest in the City's revitalization. Simply put, this building will encourage more people to live, work and shop in the City center, the key ingredient for a stronger, more resilient local economy.

In addition to revitalizing this long-dormant building, the project will also serve as a learning and workforce training opportunity for a number of local youth participating in Nubian Directions' YouthBuild program. It is fitting that this once thriving community anchor will be resurrected through such an innovative collaboration, allowing youth to rebuild Poughkeepsie's downtown area so that future generations can prosper.

Applicant Experience and Capacity

Michael de Cordova, CEO of Kirchner Realty, Inc., is a longtime stakeholder in the Poughkeepsie community. In fact, the original Kirchner Hall was built by Mr. de Cordova's great grandfather's uncle, Charles Kirchner. Mr. de Cordova has extensive experience in the residential and commercial real estate business, including: residential mortgage banking; new home sales; commercial property management (managed 150,000 square feet of former IBM buildings); residential property management - apartment and mobile home ownership, renovation, sales, leasing and management. He also developed, owned and managed a successful bed and breakfast and worked as an associate in the real estate department of the NYC law firm, Willkie, Farr & Gallagher. Mr. de Cordova currently serves as trustee of an area charitable trust successfully managing +/- \$13,000,000 in assets and disbursing +/- \$600,000 annually to area not for profit organizations.

Founded in 1994, the mission of Nubian Directions is to provide technology training, work readiness skills and educational support services to youth and adults to enhance the workforce. Their offices are located at 248 Main St., within the immediate vicinity of the project site. With a proven track record of successfully managing government grants, a key requirement of this funding opportunity, and a longtime history as a stakeholder in the City's community revitalization efforts, Nubian Directions is the ideal organization to serve as the sponsor applicant for this grant proposal.

Financial Overview:

The applicants are requesting a total of \$500,000 from the New York Main Street Program, with 5% (\$25,000) allocated for Nubian Directions' administrative costs. The total project cost is estimated at \$9M. Mr. de Cordova has secured the financing needed to access this grant opportunity through Community Preservation Corp. By supporting this application, the City of Poughkeepsie will enable this partnership to leverage millions of dollars in private investment, and in doing so, return the City's Historic Downtown to its prime.

Project Readiness and Timeline:

This grant funding is the final missing link needed to bring this long-awaited project to fruition. The project design is nearly complete, and the owner will be seeking site plan approval in the first quarter of 2021, with construction expected to begin by Summer 2021 and completed within 24 months.

RESOLUTION
(R-21-60)

INTRODUCED BY CHAIR SALEM :

WHEREAS, in accordance with the Inter-Municipal Agreement between the City of Poughkeepsie and the Town of Poughkeepsie dated August 3, 1995, the Common Council of the City of Poughkeepsie is authorized to make appointments of City residents to serve on the Joint Water Board; and

WHEREAS, by resolution of the Common Council dated May 2, 1996, two (2) members of the Joint Water Board shall be appointed by the Common Council with one (1) member being a member of the legislative branch and (1) member shall be appointed by the Mayor; and

WHEREAS, Board Member Sarah Salem vacated their appointment by submission of their resignation on June 15, 2021, thereby creating a vacancy which may be filled for the unexpired term; and

WHEREAS, it is in the best interest of the City of Poughkeepsie and its citizens that the Joint Water Board should have a full complement of members in order to properly conduct the business required of the Board; and

NOW, THEREFORE,

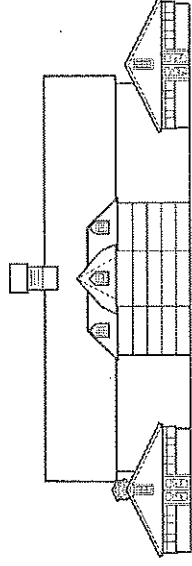
BE IT RESOLVED, that the Common Council of the City of Poughkeepsie hereby appoints the following individual to the Joint Water Board for the remainder of Salem's term as indicated below:

Councilmember Sakima McClinton (Expires: 12/31/2021)

SECONDED BY _____.

Poughkeepsie NRI

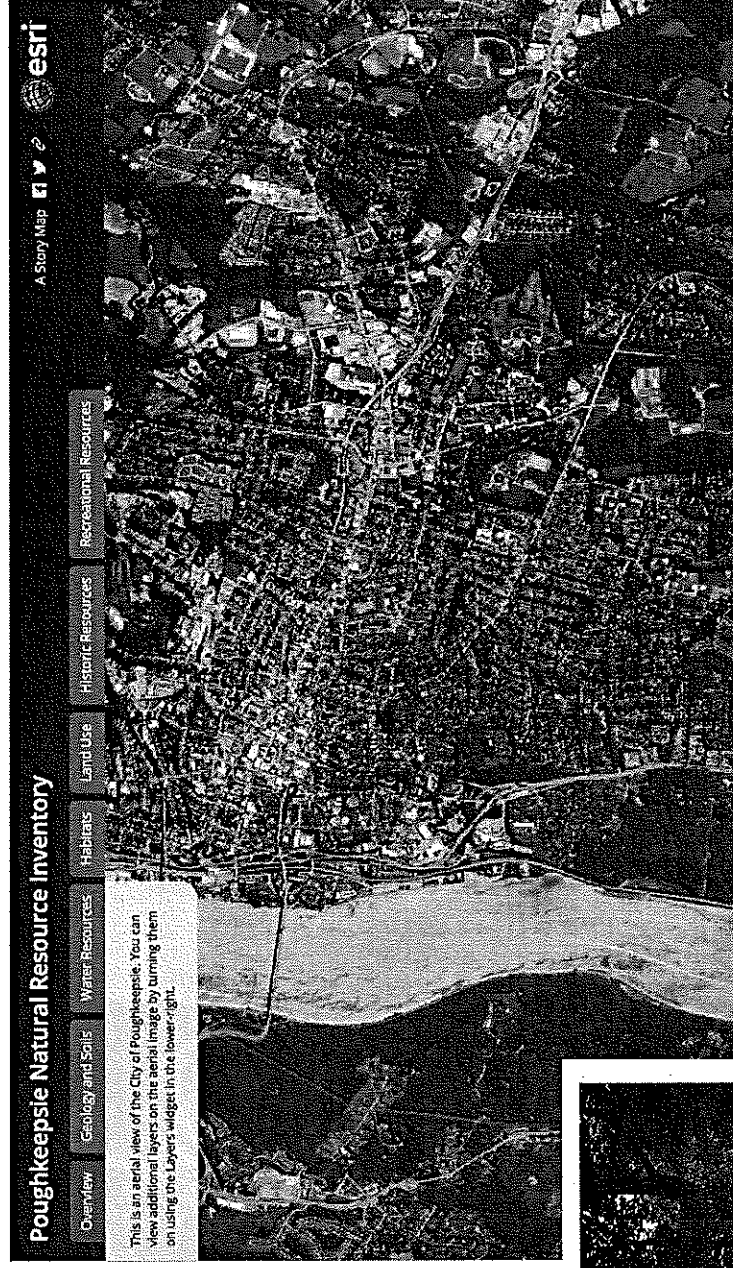
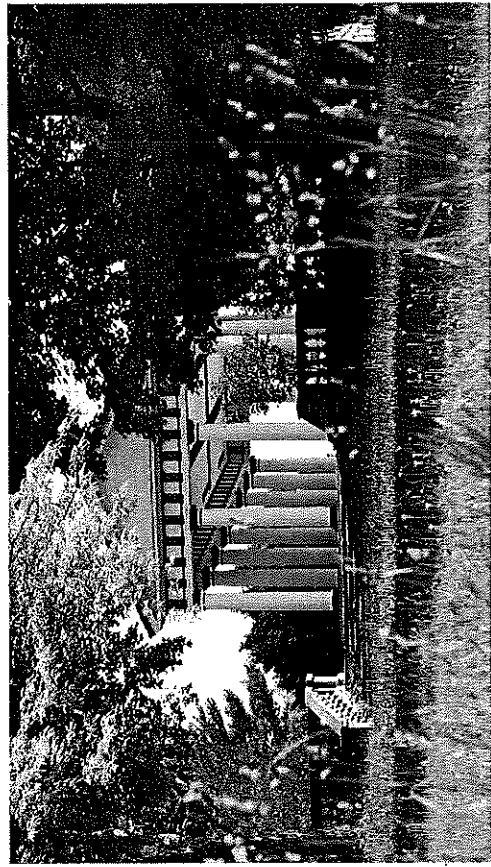
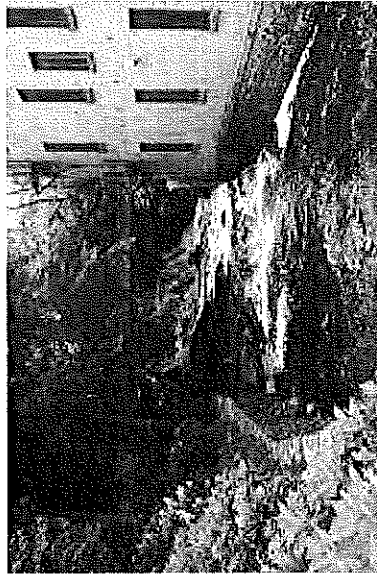
Proposed Update 2021



The Environmental Cooperative at
the Vassar Barns

Engaging the Hudson Valley

What is the NRI?



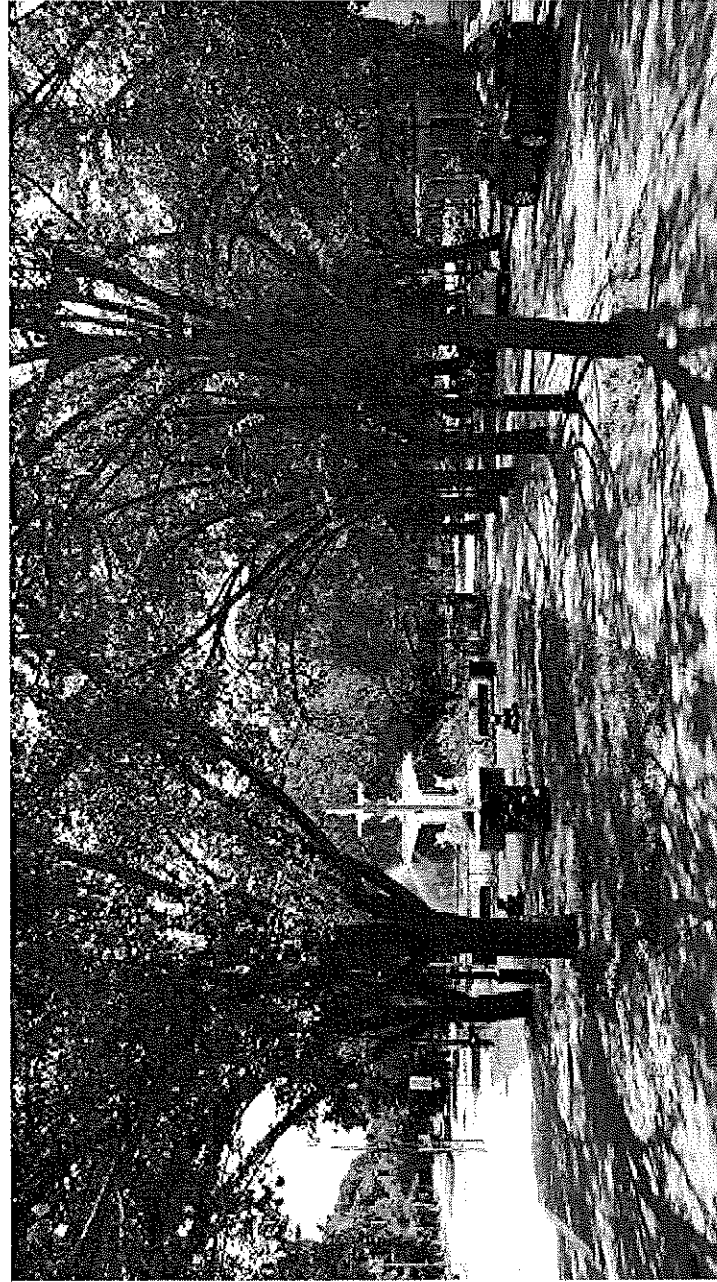
Link to NRI web map:

<https://vassar.maps.arcgis.com/apps/MapSeries/index.html?appid=9152f2ec1e7d4650b41509a9c2344a81&folderid=175d9f310273410aabe848e3f3c1d236>

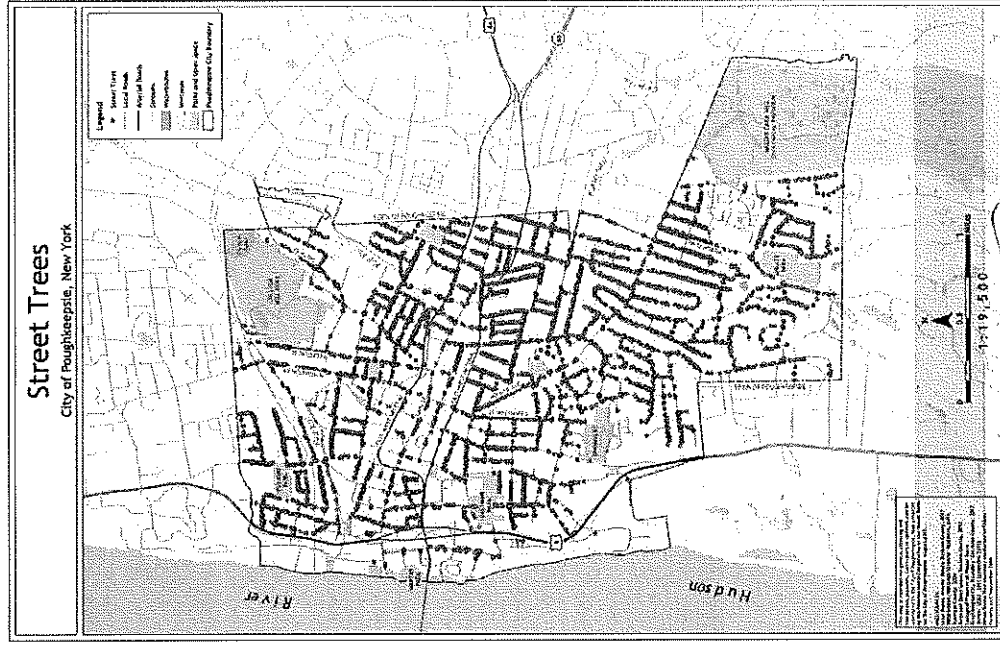
Link to NRI PDF:

https://cityofpoughkeepsie.com/wp-content/files/plan/NRI-WEB_Final.pdf

Proposed New Additions: Tree Cover (Map 5.4)



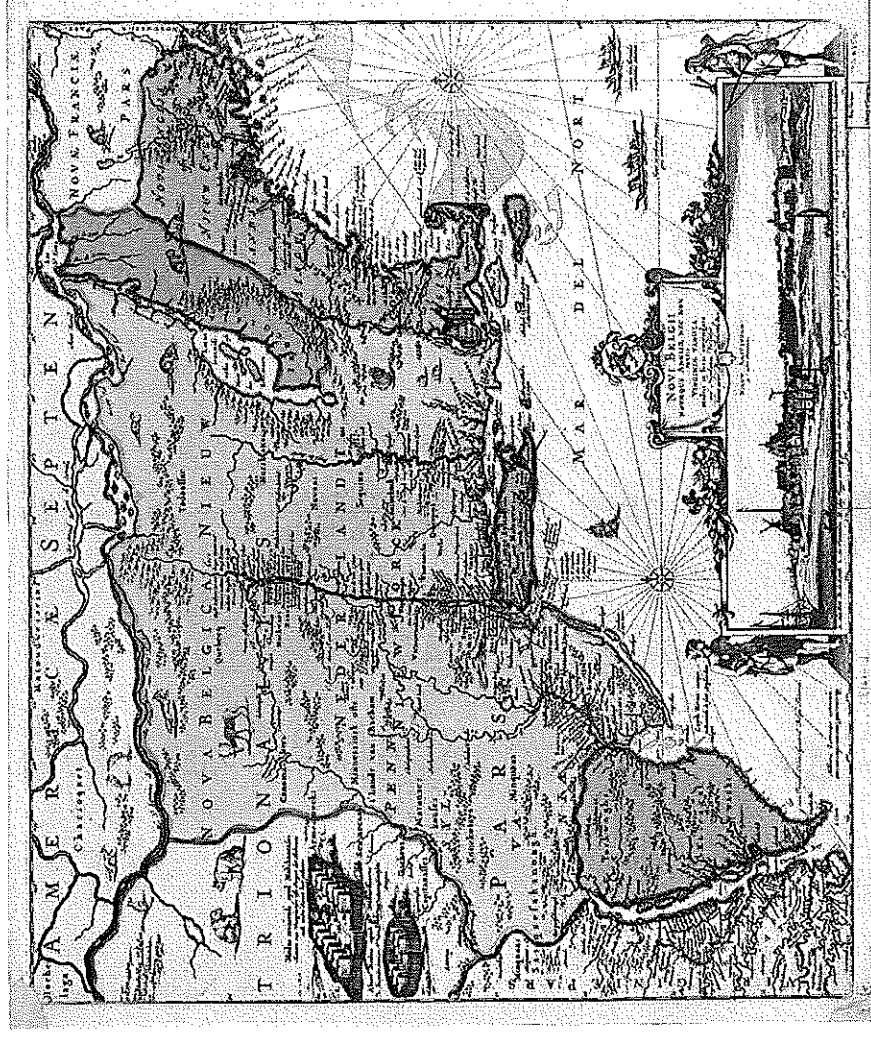
Map 5.4 Street trees in the City of Poughkeepsie based on the 2006 tree inventory



Proposed New Additions: Indigenous History (Ch. 7)

Current Sections Covered:

- Settlement and early settlers
- American Revolution
- Industrialization
- 19th century expansion



Historic Resources

Downtown City of Poughkeepsie

This map is intended for general information and is not a substitute for a professional survey. Copyright 1991 by the City of Poughkeepsie. All rights reserved. It is the user's responsibility to verify the accuracy of the information presented on this map.

Map 100-0001

Map 100-0002

Map 100-0003

Map 100-0004

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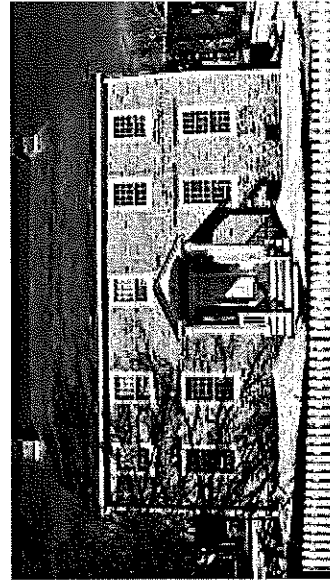
Map 100-0264

Map 100-0265

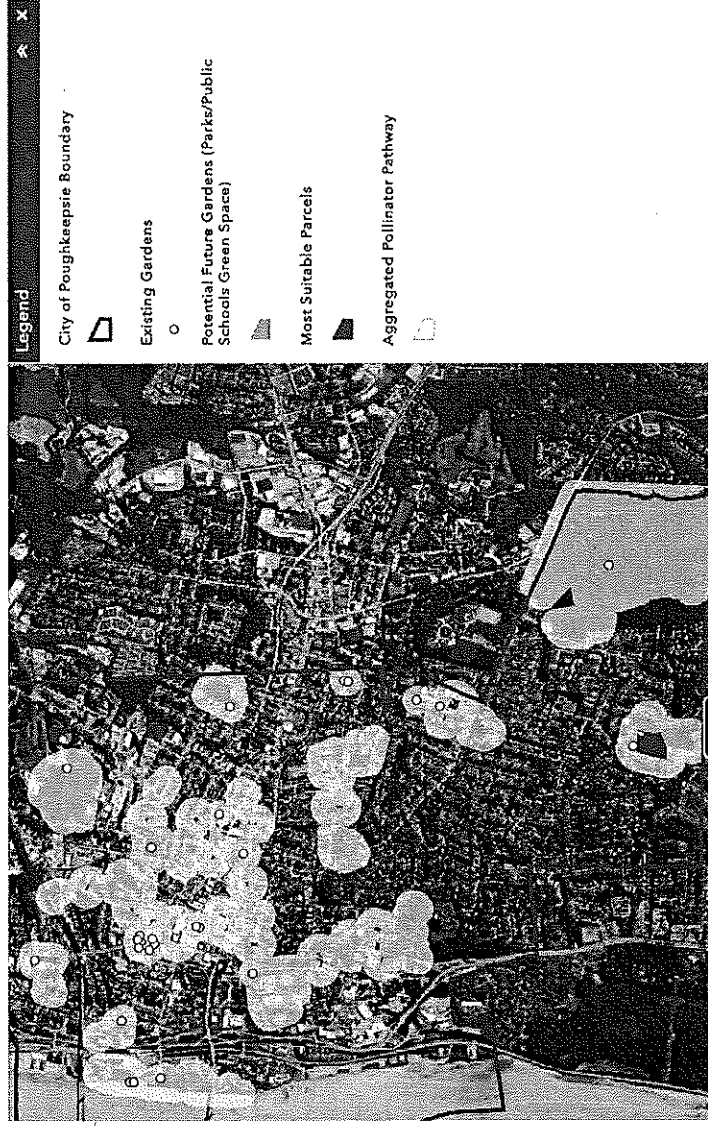
Map 100-0266

Map 100-0267

Map 100-



Proposed New Additions: Pollinator Pathway (Ch. 4)



Addison Tate, 2017



Link to Pollinator Pathway Northeast Website:

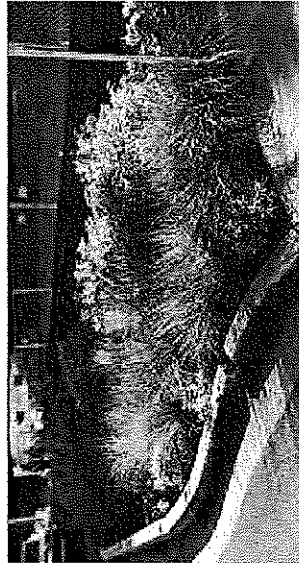
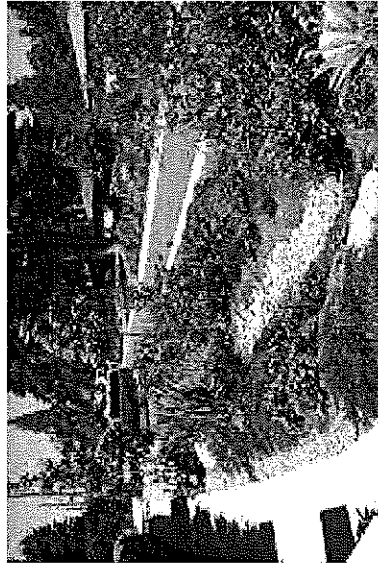
<https://www.pollinator-pathway.org>

Link to Town of Poughkeepsie Map:

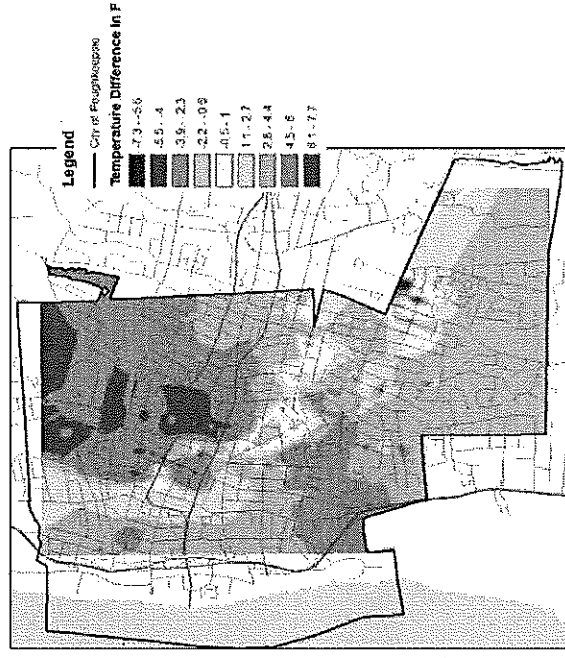
<https://vassar.maps.arcgis.com/apps/GeoForm/index.html?appid=7f1b3e9cebd64e508869aaa4b64b43eb>

Projects to be explored later:

Green Infrastructure



Urban heat islands



Questions/Comments



Malcolm X Park Green Infrastructure Improvements

Project Background-

The Fallkill Creek is a local, impaired water body that abuts Malcolm X Park. The objective of this capital infrastructure project for Malcolm X Park is to reconstruct the aging park amenities while also providing an environmental educational experience for city residents by learning about Green Infrastructure Practices (GI) and water pollution prevention for the nearby Fallkill Creek.

Green infrastructure storm water practices utilize soil infiltration as a primary means of pollutant removal from the first flush that occurs from site precipitation events. These practices collect and store water from precipitation events and promote infiltration into the underlying site soils. These practices provide pollutant removal of runoff and subsequent recharging of the local ground water table. The proposed GI practices for this project include a rain garden (captures pavilion roof runoff), a bio swale that collects overland runoff from the site features, and permeable pavement (walkways, etc.) that promotes infiltration through voids that are located in these surfaces. These proposed practices will reduce the amount of contaminated runoff discharging to the Fallkill Creek, thereby providing a water quality benefit.

The proposed site GI practices are depicted on the conceptual park improvement plan that was prepared through the efforts of the City of Poughkeepsie and New City Parks in 2021 (please see attached plan).

GIGP Grant Application and Award

The City Engineer prepared a grant application and Project Feasibility Report for the proposed stormwater practices depicted on the conceptual park improvement plan in February 2021. The application was prepared in an effort to obtain funding for site drainage work through the New York State Green Infrastructure Grant Program. The City of Poughkeepsie was notified that their project had been awarded a grant in May 2021 based on the proposed capital park improvement program and the submitted technical report.

Upcoming Outreach/Tentative Construction Schedule

Scenic Hudson is partnering with New City Parks and the City of Poughkeepsie and is set to begin additional public outreach for the proposed park improvements in the summer of 2021. Once the outreach is complete, it is expected that the city will move forward to preparation of the final design of the proposed park improvements.

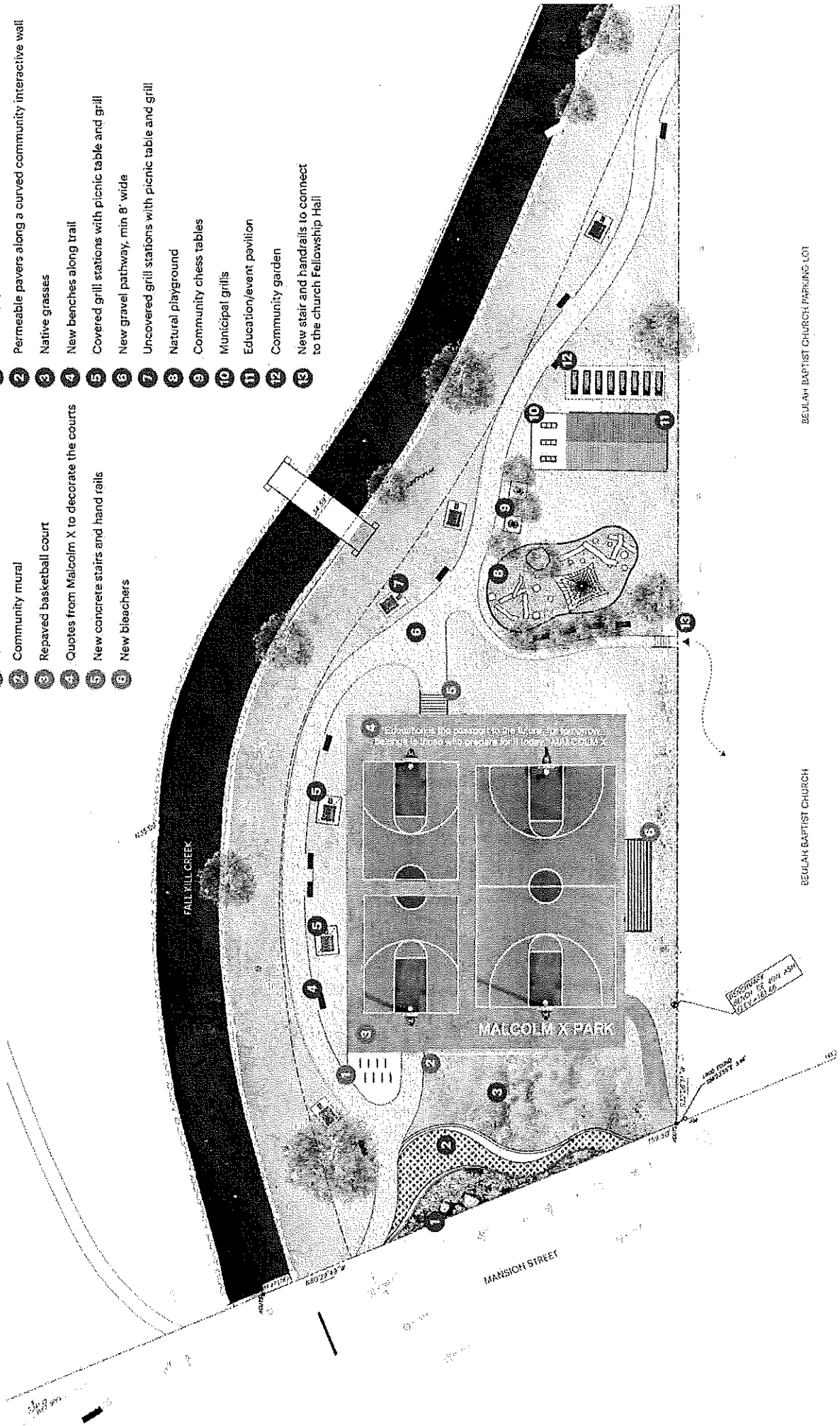
Once the park designs are complete and approved by NYSDEC/ NYSEFC, the project is expected to be publicly bid in early spring of 2022. Construction of the proposed park and green infrastructure improvements is expected to begin in late spring 2022 with completion of the project expected in December 2022.

PHASE 1

- 1 Bike racks
- 2 Community mural
- 3 Repaved basketball court
- 4 Quotes from Malcolm X to decorate the courts
- 5 New concrete stairs and hand rails
- 6 New bleachers

PHASE 2

- 1 Pollinator garden at entry
- 2 Permeable pavers along a curved community interactive wall
- 3 Native grasses
- 4 New benches along trail
- 5 Covered grill stations with picnic table and grill
- 6 New gravel pathway, min 8' wide
- 7 Uncovered grill stations with picnic table and grill
- 8 Natural playground
- 9 Community chess tables
- 10 Municipal grills
- 11 Education/event pavilion
- 12 Community garden
- 13 New stair and handrails to connect to the church Fellowship Hall

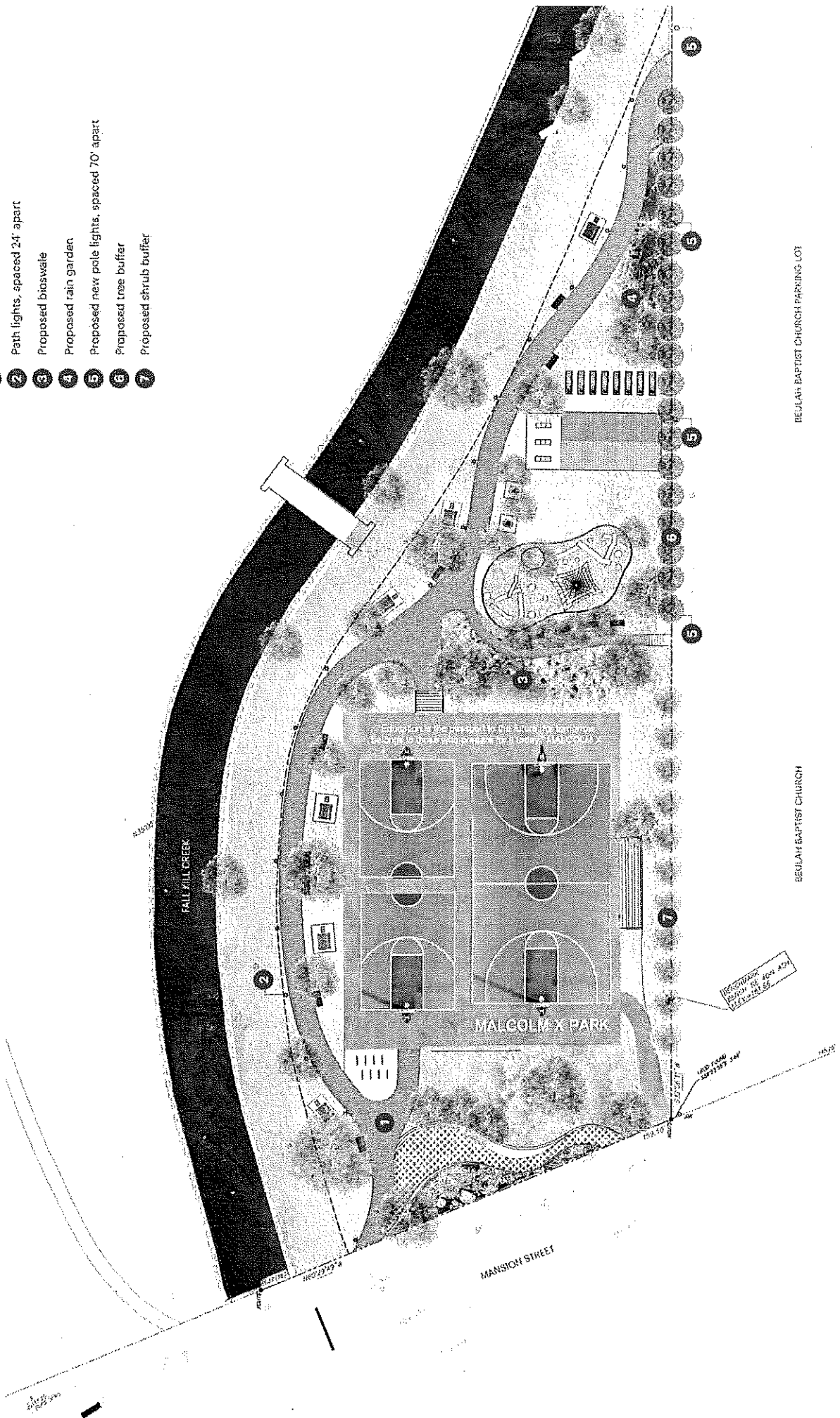


BEULAH BAPTIST CHURCH

BEULAH BAPTIST CHURCH PARKING LOT

PHASE 3

- 1 New asphalt pedestrian trail, min 8' wide
- 2 Path lights, spaced 24' apart
- 3 Proposed bioswale
- 4 Proposed rain garden
- 5 Proposed new pole lights, spaced 70' apart
- 6 Proposed tree buffer
- 7 Proposed shrub buffer



BEULAH BAPTIST CHURCH PARKING LOT

BEULAH BAPTIST CHURCH

MANSION STREET

MALCOLM X PARK

RECOMMENDATION FOR 2024 40' WIDE 15' HIGH

100' 0" 100' 0" 100' 0"

100' 0"