



Project Seneca Initiative

Annual Review

December 14, 2015

Harbor Hotel



2015 Project Seneca Steering Committee

Kate Bartholomew

Jack Benjamin

Hon. Carl Blowers

Dan Bower

Dawn Burlew

Jason Carbone

Julie Chevalier

Greg Cummings

Hon. Dennis Fagan

Tom Gifford

Peter Honsberger

Hon. Jim Howell

Ken Knutsen

Hon. John King

Peter Krog

Ted Marks

Judy McKinneyCherry

Kevin Murphy

Tim O'Hearn

Michael Printup

Hon. Sam Schimizzi

J.C. Smith

Mark Specchio

Kristin Van Horn

Rick Weakland

Scott Welliver

Project Seneca Funding

Private Sector Funding to Support Initiative (3 years – 2013, 2014, 2015)

Committed	376,500
Paid through 2015	\$365,221
In Kind Support	<u>\$150,000</u>
Total:	\$515,221
End of Year Balance**	\$86,580

** Includes 2016 support of \$48,000

2015 Pledges - Financial Support Received:

Atwater Estate Vineyards
Carl & Suzanne Blowers
Chemung Canal Trust Company
Community Bank N.A.
Corning Enterprises
Elmira Savings Bank
The Guthrie Clinic
HUNT Engineers
Peter Honsberger
The Krog Corporation
Schuyler County Partnership
Village Marina
Watkins Harbor Hotel
Welliver

Schuylter County Partnership for Economic Development



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2015 Annual Update

2015 Annual Update Meeting Agenda

- Branding and Marketing Initiatives
 - Branding, Website, Social Media, Video
- Regional Wastewater Treatment Plant
 - Progress in 2015
 - Projections for 2016
- Watkins Brewery Redevelopment Project
- Watkins Glen Canoe & Kayak Launch Update
- Re-Envisioning the Middle Marina
- URI Updates
- Financials
- Other Plans for 2016



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Marketing and Branding Initiatives

- New Trade Marked Logo
- New SCOPED website now has a dedicated Project Seneca Page: www.FLXGateway.com/project-seneca/
- New joint SCOPED/Project Seneca Twitter Feed: <https://twitter.com/FLXGateway>
- New Marketing Video on Website
- 2016: Additional Materials



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Regional Wastewater Treatment Plant Update

Mayor John King
Rick Weakland



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Governance

Joint Project Committee

Villages


- Two voting representatives each from Watkins Glen and Montour Falls boards
- One non-voting tie breaker from Dix or Reading
- JPC decisions must be ratified by both village boards
- JPC chairmanship rotates every two years

Plant Supervisor

- To be hired and supervised by the JPC
- Ex-office member of JPC

Project Manager

- Hired by the JPC



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Governance

Sharing of Costs and Grants

- All capital costs and related grants shall be shared according to formula based upon EDU's
- Similarly, costs associated with fees to acquire and process grants and any pre-IMA costs shall be shared, where these costs are not covered elsewhere
- Potential reimbursement to SCOPED for economic development purposes in the two Villages, if feasible
- Legal costs incurred independently by the Villages would not be shared



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Governance

Teams

Project Management


Purpose: beat capital budgets for the regional WWTP and I&I projects, improve long term operability and efficiencies, and to provide management information to the JPC for decision-making

Team: B&L as design engineer, Larson as consulting engineer, Village public works superintendents, regional WWTP plant supervisor, Jason Carbone, and Rick Weakland

Funding

Purpose: secure grant and debt funding to support the regional WWTP and I&I projects at levels to achieve user fee cost targets


Team: Municipal Solutions, B&L, Larson, Village Clerks, bond counsel, Rick Weakland and Jason Carbone



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Analysis Work Completed

Site Plan Adjusted to Avoid/Minimize Impacts on Eagle Nest and Other Animal Species



650' Buffer from Nest prevents heavy equipment/construction during Breeding Season (Jan-Sept)

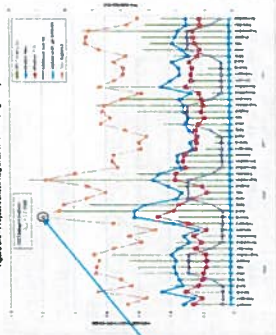
Selection of this site, while presenting challenges, allows us to remain on schedule for 2018 project completion

This site also potentially allows use of soil from the current I&I site, which reduces costs and traffic significantly

330' buffer from Nest precludes any construction/infrastructure in this area

Analysis Work Completed

Regional WWTP Capacity Analysis



"Max Month" provides 33% growth opportunity for future and is used to size treatment process.

Peak Hourly Flow (5.1MGD) reflects impact of wet weather and is used to size hydraulic throughput (pipes, pumps, etc).

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Analysis Work Completed

I & I Reduction Economic Challenge

- Cost to address initial priorities is ~\$1.8 million for each Village
- Watkins Glen: 2,183 EDU's = \$60/EDU
- Montour Falls: 896 EDU's = \$140/EDU
- Montour Falls is applying for a \$750,000 RD grant and a \$600,000 CDBG grant
- Watkins Glen consent order requires 12/16 deadline

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Current Status

Milestones Completed Since Last Turn Club Meeting

Milestone	Timing
County Adopts Long-term Plan for Sales Tax Sharing	11/2014
\$1.8 Million in Grants Awarded to Support Design Process	12/2014
Public Information Meeting #4	1/2015
SECRA Negative Declaration Completed	1/2015
Bond Resolutions Approved for Entire Project Financing	2/2015
Financing Application to Environmental Facilities Corporation Submitted	2/2015
BAN's approved and funded by each Village to initiate Design	8/2015
Income survey completed in Montour Falls	8/2015
Benchmarking of 7 WWTP's in other communities completed	9/2015
Applications submitted for CDBG and CWRSF grants	9/2015
30% design review completed	10/2015
Pre-procurement process initiated	12/2015

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Current Status

Project Plan: Three Critical Paths Going Forward

Funding:

Close on EFC hardship financing (up to \$25 million); secure at least \$6 million in grants to make projects economically feasible

Milestones	Timing
Secured CFA grants for total of \$1.8M	Completed
Close on EFC financing	January, 2016
Obtain approval of CWRSF grant totaling up to \$5M (also CDBG for Montour Falls sewer rehabilitation)	December, 2015
Obtain PFE's for up to \$1.25M in RD USDA grants for sewer rehabilitation	1 st Qtr, 2016
Apply for up to \$1.5 million in EDA funding to decommission existing WG plant facility	2017

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Project Plan:
Three Critical Paths Going Forward

Permitting:
 Must be able to accomplish water quality benefits at a feasible cost level (\$29.9M*)

- Includes funding for regional WWTP, Watkins Glen plant demolition and I&I work in both Villages

Milestones	Timing
Joint Application for Permit:	1/2015-6/2016
<ul style="list-style-type: none"> • Wetland • SPOES • Eagle Permit 	
Complete site preparations, including preloading soils	10/2016-12/2016
Begin Year Around Construction	January 2017
End Construction	December 2018

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Current Status

Third Critical Path

Capital and O&M Costs:
 Must be able to construct and operate new facility within allocated capital and O&M budgets

- Implement pre-procurement process to evaluate alternative WWTP technologies, systems and assemblies during design
- Define pretreatment requirements for new regional plant
- Review capital and O&M cost implications of the alternatives considered throughout design process
- Develop approach to construction management that continues evaluation process and inspects/ tests the systems and assemblies installed
- Manage and document start-up process, including training for WWTP staff, and supporting reviews

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Current Status

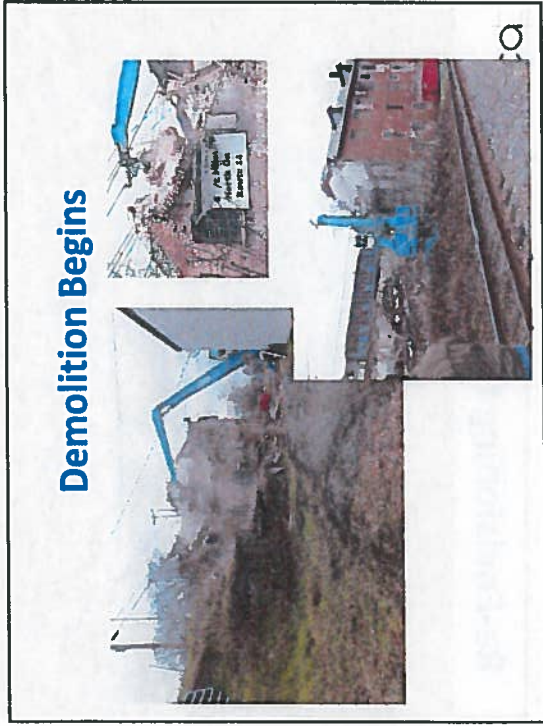
Funding Outlook: A Deeper Look at Our Challenges and Opportunities

- Close with EFC on \$24.7 million loan (hardship eligibility for up to \$18 million at 0% interest with remainder at market)
- CFA grants totaling \$1.8 million awarded to support design and permitting costs (award letter not yet received)
- Rural Development grants of \$500,000 for each Village for I&I work in process, plus potential additional RD grant of \$250,000 and \$600,000 CDBG grant for Montour Falls to close gap on I&I driven user fees
- Up to \$5 million in EFC Water Grant funding
- Future EDA grant for up to \$1.5 million to decommission/demolish existing WG WWTP facility

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Watkins Brewery Redevelopment Project
Ground Breaking

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What is Next?

- Finish demolition
- Building construction
- Site utilities and parking
- Marketing!



Clute Park Kayak/Canoe Launch

- \$500,000 funding award from NYS
- Hunt EAS has provided a proposal for engineering services.
- Village Board recently approved the proposal.
- Obtaining documentation of funding.
- Next Steps:
 - Data Gathering
 - SEQRA & Engineering Report
 - Final Design & Contract Documents



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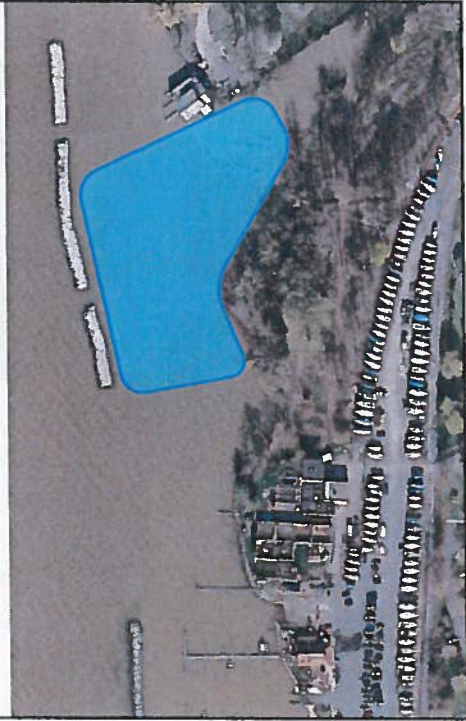
Re-Envisioning the Middle Marina

- Funding to the Village of Watkins Glen awarded by NYS DOS.
- Funding for pre-permitting work related to re-establishment of Marina “...behind the middle breakwater.”
- Further analysis shows that original conception not financial feasible.
- How do we move forward?



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Re-Envisioning the Middle Marina



Re-Envisioning the Middle Marina



Re-Envisioning the Middle Marina

- Next Steps:
 - Further define project scope with the Village of Watkins Glen, as they are the grantees.
 - Identify alternative source of private sector match.
 - Obtain approval from DOS (the funder) to redefine the project's scope of work.



Refinement of Waterfront Plan in 2016

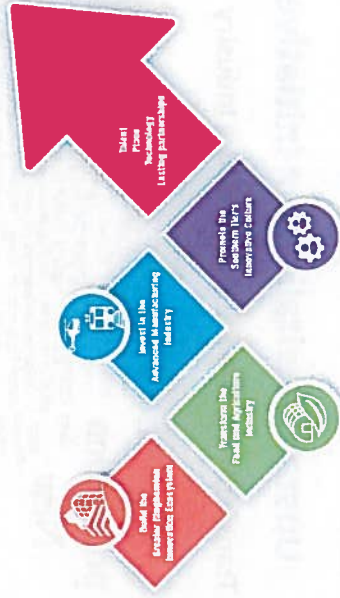


Refinement of Waterfront Plan in 2016



Upstate Revitalization Initiative


SOUTHERN TIER'S
ADVANCED ECONOMY
OF THE FUTURE



Upstate Revitalization Initiative

Transform the Food and Agriculture Industry

– The Southern Tier will be a world-recognized leader in agriculture technology and serve as a key food supplier for the East Coast of the United States. A strategic mix of projects will transform and grow agriculture and food production, processing and distribution across the region, while also strengthening links to growing tourism and manufacturing industries.



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Upstate Revitalization Initiative

Transform the Food and Agriculture Industry

production incubator capital industry infrastructure communities ecosystem international professional communities

New more about local project science industry Center including facilities Tier

agriculture capacity products opportunities economy national State beverage agricultural York County

Southern incubator capital industry infrastructure communities ecosystem international professional communities

food incubator capital industry infrastructure communities ecosystem international professional communities

environment incubator capital industry infrastructure communities ecosystem international professional communities

Upstate Revitalization Initiative

Promote the Southern Tier's Innovative Culture

– The Southern Tier will be a well-recognized and highly desirable place to visit, live and grow a business. We will promote the region's quality of life and capacity for innovation, and ignite a fierce community pride that compels residents to be regional ambassadors and that attracts talent and inspires entrepreneurs.



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Upstate Revitalization Initiative

Promote the Southern Tier's Innovative Culture

entrepreneurs incubator capital industry infrastructure communities ecosystem international professional communities

region incubator capital industry infrastructure communities ecosystem international professional communities

entrepreneurs incubator capital industry infrastructure communities ecosystem international professional communities

region incubator capital industry infrastructure communities ecosystem international professional communities

Upstate Revitalization Initiative

Promote the Southern Tier's Innovative Culture

- Strategies:
 - Strengthen the region's tourism and community assets and use them as effective tools to promote the region to visitors, prospective talent and investors
 - Attract young talent via college towns and small towns. This includes strengthening the college town corridor that winds through the region and leveraging the region's world class academic institutions, which attract more than 60,000 students each year.
- Waterfront Redevelopment as a "Signature Project"



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Project Seneca Financials

Jack Benjamin

- Balance (as of 12.14.2015): \$86,579.99**
- ** Includes full 3-year commitments from:
 - Corning Enterprises
 - Carl Blowers
 - Rick Weakland



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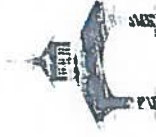
Project Seneca Plans for 2016

- JPC Updates
- Canoe & Kayak Launch: Completion by Fall 2016
- Middle Marina: Refine scope and obtain substantial completion of the project by EOY '16
- Branding: Continue to build brand, online/social media presence
- Refinement of Waterfront Redevelopment Plans: including a more detailed focus on the canal and related opportunities
- Support Other (in process) Redevelopment Projects



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Thank You For Your Time and Continued Support



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Enjoy the Networking & Refreshments

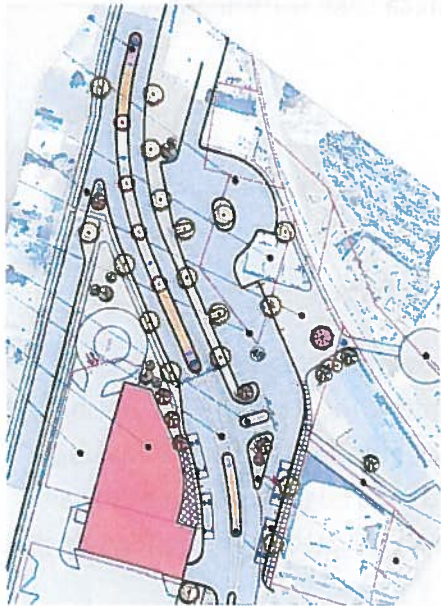
Project Seneca: 2013-2015 Accomplishments

- Completed concept development planning for current location of the Watkins Glen and Montour Falls wastewater treatment facilities and other key properties in close proximity to the Southern end of Seneca Lake, Chemung Canal and Village of Montour Falls.
- Developed plan through consensus building with local public and private stakeholders that support sustainable and vibrant community initiatives – such as pedestrian trails and bridges to link village centers with surrounding recreational opportunities.
- Developed strategies for securing required public funding and private investment to support complimentary projects to the Waste Water Treatment Facility relocation.
- Turned over the Project Seneca Steering Committee Administrative support to the professional staff at SCOPE.
- Completed 5 public information meetings providing detail on the Waste Water Treatment Facility relocation as well as associated development plans to support the long term Project Seneca development concepts.
- Completed Inter-municipal agreement between Watkins Glen and Montour Falls regarding financial participation and operational structure for combined Waste Water Treatment Facility.
- Completed & approved Board resolution for municipal financing of Waste Water Treatment Facility & municipal sewage collection systems.
- Received support for Project Seneca from several associations and municipalities:
 - Village of Watkins Glen
 - Village of Montour Falls
 - Town of Dix
 - Town of Reading
 - Schuyler County
 - Seneca Lake Area Partners in 5 Counties (SLAP-5)
 - Schuyler County Environmental Management Council
- Completed SEQR Negative Declaration for combined Waste Water Treatment Facility.
- Hired Sewage Treatment Operator for combined Waste Water Treatment Facility.
- Finalized site selection for combined Waste Water Treatment Facility.
- Developed concept plans for Middle Marina project.

- Developed concept plan for redevelopment of the former Shepard Niles site.
- Proposed development guidelines to support the 10 year plan to revitalize the Village of Watkins Glen and Montour Falls.
- Garnered support for Project Seneca development plans from Congressman Tom Reed, State Senator Tom O'Mara and Assemblyman Phil Palmesano.
- Hired Project Manager (Rick Weakland) to facilitate Waste Water Treatment Facility implementation.
- Hired legal assistance (Harris Beach) to develop inter-municipal agreement required for treatment plan consolidation.
- Hired Barton & Loguidice (B&L) to complete site plan for Waste Water Treatment Facility. Initiated final design process.
- Hired Laberge Group to develop concept plan for Seneca Lake Waterfront and environs.
- Completed Eagle Mitigation Plan.
- Finalized EFC Hardship funding (\$25 Million) to support Waste Water Treatment Facility plan implementation.
- Initiated the redevelopment of the former Middle School into 50 apartment units – Watkins Glen Apartments (SEPP Inc.).
- Initiated the redevelopment of the former Frozen Food Locker into 7 extended stay apartments.
- Secured property appraisal for multiple projects within the Village of Watkins Glen central core. One property has been redeveloped into a beer garden.
- Assisted communications and necessary local approvals for demolition of former Shepard Niles plant facilities.
- Anticipated investment (from 2013-2015 efforts) - \$50,000,000.
- Assistance for Projects – 2016-2018:
 - North Franklin Street Redevelopment
 - Improve Public Access to Waterfront through planned Lakefront Development
 - Development of the Project Seneca Marketing Brand
 - Pursue the redevelopment of the Montour Falls Business Park, Catherine Valley Trail, and repurposing of the current sewage treatment site.
 - Provide ongoing support for the new Waste Water Treatment Facility for Watkins Glen and Montour Falls.
 - Lakeside Park Walkway and Canoe & Kayak Launch

2016-2018: Future Endeavors - Project Seneca

Since forming in 2012, Project Seneca has had significant success in facilitating redevelopment efforts along the southern end of Seneca Lake. To date, the anticipated investment from projects begun or completed to date is over \$50 million. With continued support, additional projects can be brought to fruition in the next 3-5 years. Examples of pending and future projects include:

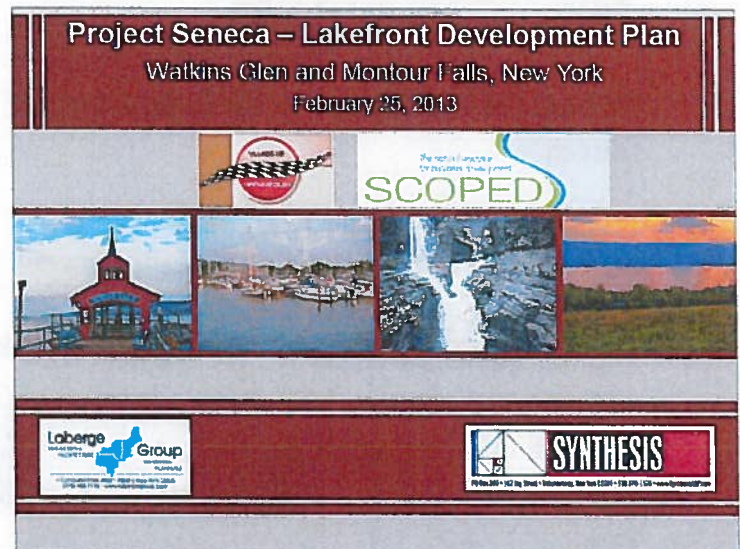


North Franklin Street Redevelopment

There has been significant discussion about how to improve the northern gateway into the Village of Watkins Glen. Doing so is an involved and difficult process that involves numerous separate, yet interrelated, projects. Project Seneca would like to facilitate this process by providing additional planning support, design and due diligence (i.e. pre-engineering, legal, etc.). Some initial concepts have been created, now is time to refresh the concepts and invest in determining the feasibility and necessary steps for making this a great entryway into the community.

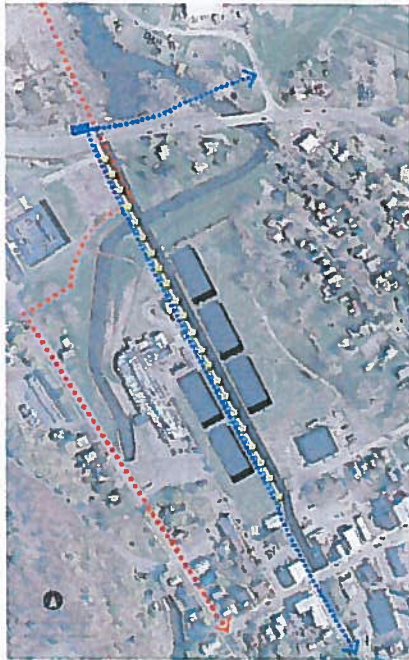
Improving Public Access to the Waterfront through Lakefront Development

The community was engaged and multiple concepts were formed in 2010. In 2013, some of the conceptual plans for improving the waterfront were updated. With the relocation of both Watkins Glen and Montour Falls wastewater treatment plants in process, now is the time to move beyond concepts for redevelopment to the development of plans to be implemented. Although the concepts proposed before were good, we have since learned—for numerous reasons—that some of the ideas are not practical or feasible. Now is the time to invest in additional due diligence that will allow us to successfully plan for future projects.



Marketing & Branding

With an official logo, SCOPED's new website includes a new Project Seneca page as well as additional economic development tools available online through the site. Now is the time to build the Project Seneca brand! To do this we need to invest through additional marketing and promotion. By promoting the Project Seneca brand, we will be promoting our community, our projects and helping to fuel economic development and the revitalization of the South Seneca Lake waterfront.



Montour Falls Redevelopment Efforts

Project Seneca will continue to work on planning efforts related to the redevelopment of the Montour Falls Business Park, the realignment of that Catharine Valley Trail through downtown Montour Falls and the redevelopment of the site of the current Montour Falls wastewater treatment plant site.

Lakeside Park Walkway and Canoe & Kayak Launch

Project Seneca is working with the Village of Watkins Glen to implement the creation of a formal canoe and kayak launch where an informal launch exists today. The project will include docks specifically for launching canoes and kayaks, parking areas and an environmentally-sensitive walkway to Clute Park.



Kayak/Canoe Launch



conceptual kayak/canoe launch

support provided by:



NY State Senator Tom O'Mara
NY Assemblyman Phil Palmesano

financial support provided by:



expected completion 2016