Achieving community engagement for revitalization in the Village of Philmont
A COMMUNITY-BASED MODEL
CO-FOUNDED BY FIVE WOMEN
2001
MISSION

• Initiate opportunities for the Philmont community and neighbors to collaborate for revitalization of the Village of Philmont, NY.

• Emphasis is placed on creating a hands-on experience for all ages collaborating in the spirit and tradition of a rural barn raising.

• Each member of the community has the opportunity to contribute to the quality of life according to their skill level and age.

• Four core programs successfully integrate Housing, Local Food, Small Business, and Special Projects.
11 YEARS OF GROWING A LOCAL ECONOMY

HOUSING . FOOD . SMALL BUSINESS . SPECIAL PROJECTS

2006 – 2017 Public/Private $5.6 Million Investment
INTEGRATED PLANNING

INTERDEPENDENT OUTCOMES

HOUSING . FOOD . SMALL BUSINESS . SPECIAL PROJECTS
ACHIEVING INTEGRATED PROGRAM PROJECTS

FOUR CORE PROGRAM PRINCIPALS

- Equitable access to decent housing
- Access to food
- Economic development of small business
- Connecting the dots special projects
Project: Small Business – re-adapt to a farm-to-table

Project Selection Criteria

➢ Will be a catalyst
➢ Integrates core programs
➢ Community participation
➢ Attract future investment
BOTTOM UP METHODOLOGY
BASED ON EXISTING CONDITIONS
REALITIES
DEMOGRAPHICS
PARTNERSHIP WITH LOCAL GOVT.
THE MISSION = THE REALITIES

- Renewal is people-concentric
- Residents and Businesses guide
- Sustained community participation
- Reflective of the demographic
- Bottom up v. top down
- Building trust through consistent boots-on-the-ground
- Progress in step with the community
70 years = 40% population decline to 1,480
75 vacant buildings
Sub-standard housing
Small local Govt.
No planning
Shuttered Main St.
AND THIS
AND THIS
- Decaying Main St.
- MHI $31,793
- 16.1% Poverty Rate
- 51.9% Renter Occupied
- 48.1% Owner Occupied
- Declining Tax Base
- Ground floor rentals
- No Action Groups
- 2% Higher Education
### DEMOGRAPHICS
Fairly consistent 2000 - 2015

Population 1,380

**INDUSTRIES GREATEST EMPLOYMENT:**

1. **Construction**
2. **Services:** Education, Health Care, Social Assistance
3. **Creative:** Arts, Recreation, Food
4. **Professional:** Scientific, Management, Administration
5. **Manufacturing:** Artisan, Factory

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**Table 3-14: 2013 Employment by Industry**

<table>
<thead>
<tr>
<th>2013 Employment by Industry</th>
<th>Philmont</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Employment</td>
<td>Median earnings (dollars)</td>
</tr>
<tr>
<td>Civilian employed population 16 years and over</td>
<td></td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining:</td>
<td>616</td>
</tr>
<tr>
<td>- Agriculture, forestry, fishing and hunting</td>
<td>7</td>
</tr>
<tr>
<td>- Mining, quarrying, and oil and gas extraction</td>
<td>0</td>
</tr>
<tr>
<td>Construction</td>
<td>42</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>57</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>20</td>
</tr>
<tr>
<td>Retail trade</td>
<td>50</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities:</td>
<td>29</td>
</tr>
<tr>
<td>- Transportation and warehousing</td>
<td>29</td>
</tr>
<tr>
<td>- Utilities</td>
<td>0</td>
</tr>
<tr>
<td>Information</td>
<td>2</td>
</tr>
<tr>
<td>Finance and insurance, and real estate and rental and leasing:</td>
<td>20</td>
</tr>
<tr>
<td>- Finance and insurance</td>
<td>15</td>
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<tr>
<td>- Real estate and rental and leasing</td>
<td>5</td>
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<tr>
<td>Professional, scientific, mgmt, and adm., and waste mgmt services:</td>
<td>59</td>
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<tr>
<td>- Professional, scientific, and technical services</td>
<td>31</td>
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<tr>
<td>- Management of companies and enterprises</td>
<td>0</td>
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<tr>
<td>- Administrative and support and waste management services</td>
<td>28</td>
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<tr>
<td>Educational services, and health care and social assistance:</td>
<td>161</td>
</tr>
<tr>
<td>- Educational services</td>
<td>78</td>
</tr>
<tr>
<td>- Health care and social assistance</td>
<td>83</td>
</tr>
<tr>
<td>Arts, entertainment, recreation, accommodation &amp; food services:</td>
<td>92</td>
</tr>
<tr>
<td>- Arts, entertainment, and recreation</td>
<td>61</td>
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<tr>
<td>- Accommodation and food services</td>
<td>31</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>37</td>
</tr>
<tr>
<td>Public administration</td>
<td>40</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey
PLANTING TOGETHER - THE GENESIS

Consistent Streetscape Improvement

2001 to 2018

- Laying the pathways
- Sustained community participation
- Building collaboration TEAMS
- Seeding renewal ownership
EXISTING CONDITIONS 2000-2006
PLANTING AROUND VACANT BUILDINGS
EXISTING BUSINESSES GATHERING SUPPORT
• Left to right: Mayor Clarence Speed, Philip Weisner, Philmont Holdings LLC, Senator Stephen Saland, Assistant to Senator Saland, Katherine Sterner, Nelson Sterner, Philmont Properties LLC, Carolyn Stern, Barbara Sagal, Sally Baker, and Jill Gellert.
RESTORED 2006

NY MAIN ST.
PROGRAM
FUNDING
2006-2014
- 3 rounds of NY Main St. Program funding
- 22 buildings restored
- Public parks created
- 8 new businesses
- 10 LI housing restored
- Farm-to-tables
- Farmers market
Connecting to farmland

- 3 Farm-to-tables
- 22 walk-to-work jobs
- 18 County farms
ENGAGE EARLY AND OFTEN
IN THE FIELD........ NOT IN AN OFFICE
FORM WORKING GROUPS
NOT COMMITTEES
HOLD MEETINGS IN THE FIELD
AT CURRENT PROJECT SITES
WALK THE TALK
WALK THE TALK – MAKE IT SOCIAL
Co-op Market, Commercial Kitchen, and Café
“You will know when Main Street has turned the corner.

People driving will slow down, park their car, and stroll over to see what’s going on”

Norman Mintz to PBI 2012
2010

1st TURNING POINT / EXPANSION
Philmont Farmers Market
2014 – 2017

Re-adapt of a former Stewart’s gas station/convenience


OPENED MARCH 2018!
Placing the kitchen at the core of creating a local food system

CREATING A LOCAL LIVING ECONOMY

THE KITCHEN
locally adding value

Develop
Taste
Supply
BUILDING ON 11 YEARS OF GROWING A LOCAL ECONOMY

CONSISTENT BOOTS-ON-THE-GROUND
ENGAGING COMMUNITY PARTICIPATION

- HOUSING
- FOOD
- SMALL BUSINESS
- SPECIAL PROJECTS
## 17 SELECTED SITES FOR REDEVELOPMENT

<table>
<thead>
<tr>
<th>Sub-Area</th>
<th>Parcel Name</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Lakeside Drive, Summit Lake</td>
<td>24.80</td>
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<tr>
<td>Lakeside Drive, Community Center</td>
<td>0.50</td>
<td></td>
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<tr>
<td>Lakeside Drive, Playground</td>
<td>0.05</td>
<td></td>
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<tr>
<td>Canal Street, Main Knitting Mill</td>
<td>0.55</td>
<td></td>
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<tr>
<td>Elm Street Extension</td>
<td>0.45</td>
<td></td>
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<tr>
<td>Canal St. Off</td>
<td>1.00</td>
<td></td>
</tr>
<tr>
<td>27 Summit Street, Summit Mill</td>
<td>1.00</td>
<td></td>
</tr>
</tbody>
</table>

*Source: Columbia County Assessor*
17 SELECTED SITES FOR REDEVELOPMENT

**Proposal:** Long-term economic development opportunities for new construction of mixed-use, light industrial, manufacturing, and artisan production and culture. The concept plan includes a mixed-use new building at Elm Street and Canal Street to be used for fine craftsman, light industrial, alternative health care, or Class A office space, and housing.

**Key Findings:** Strategic Sites 5 and 6, located along the Elm Street extension, are owned by the Village of Philmont and offer greater control of redevelopment and offer opportunities for the Village to provide incentives to attract private developers, including leasing the land for new construction and initiating downtown revitalization funding. Land use offers the potential to create connectors from Summit Lake via Elm St. for the HVRT trail to connect to the downtown.

Recreational enhancements associated with sites could include a Mill Pond perimeter boardwalk overlook, interpretive signage, and mill remnants left as an artistic tribute to the site’s industrial heritage.

**Proposal:** Develop and restore to repurpose the former Harlem Valley rail bed and train trestle for the proposed Harlem Valley Rail Trail, and network of looped trails in the BOA in association with the Columbia Land Conservancy to provide connector from the trestle to Summit Lake, shorelines, connecting the waterfront to the downtown.

**Key Findings:** Train trestle provides entry to the BOA for the proposed HVRT continuing 46.1 miles of rail bed trails originating at Wassaic Station in Dutchess County.

For many years, the Harlem Valley Rail Trail Association has envisioned creating a rail trail connection through the Village of Philmont as part of a project that will ultimately connect the Metro North Station in Wassaic and Chatham. This 46-mile rail trail, now nearly half completed, is bringing significant benefits to the communities it passes through. The benefits include health and fitness opportunities for residents of all ages and abilities and economic rewards brought to the communities by low impact visitors. Philmont grew because of the railroad built through the village. A rail trail conversion will be an economic stimulus and a resource all nearby citizens can enjoy.

Lisa Delamore
Executive Director
Harlem Valley Rail Trail Association, Inc.
17 SELECTED SITES FOR REDEVELOPMENT

**Key Findings:** Zoned for manufacturing and light industrial the one-acre footprint provides excellent opportunities for repurposing the property to support the BOA vision and market analysis findings, including a mix of uses such as an event space, health hub, Class A office space, artisan and cultural production, or similar independent workers’ initiatives.

**Proposal:** Develop incentives to assist the current owner to continue restoring the Summit Mill, including possible use of Historic Tax Credits as the mill is eligible for the State Listing of Historic Places, and possible eligibility for the New Market Tax Credits program.

**Proposal:** Repurpose of a former Key Bank branch to support the BOA vision for the continued revitalization of the Main Street. Work with the current owner to explore short-term temporary uses such as co-working retail space for local artisans.

**Key Findings:** Former Key Bank branch closed in 2016. Historic property located in the heart of the downtown at the intersection of Main St and Maple Avenue in the General Business zoning district.

**Proposal:** Develop incentives to assist current owner to restore mid to late 1800s train depot hotel building. Develop a reapplication to the State Historic Preservation Office for eligibility of Historic Tax Credits dependent on the removal of the 1970’s cement block construction of west wing extension, returning building to its Main Street historic context. Find use occupancy to be considered for affordable B&B and/or hostel to service the area’s growing demand for convention and event hospitality industries.

**Key Findings:** Located directly adjacent to the proposed HVTR, the redevelopment of this site offers reuse potential to service the Hudson Valley regional tourism market generating $3.28 in traveler spending in 2012. Columbia County captured 4.0% of total spending in Hudson Valley and its share is growing. Tourism spending in Columbia County increased by 6.8% from $108 million in 2011 to $115 million 2012.
Resources we’ve partnered with

NYS Homes & Community Renewal
http://www.nyshcr.org/

NYS Dept of State Office of Planning & Community Development Brownfield Opportunity Areas Program

NYS Agriculture & Markets
https://www.agriculture.ny.gov/

Projects for Public Spaces
https://www.pps.org/

A MUST GREAT BOOK TO READ
Cities Back from the Edge – Norman Mintz
Thank you City of Poughkeepsie!

PLEASE VISIT OUR WEB SITE

WWW.PBINC.ORG