

To: Fran Frobel, Village Manager
Wm. Lee Kinnally, Mayor
Danielle Goodman, Trustee
Diggit McLaughlin, Trustee
Jeremiah Quinlan, Trustee
Peter Swiderski, Trustee

From: Economic Development Committee
Diane Adler, Nina Cangiano, John Doherty, Sheree McNulty, Alex Navarrete, Roger Scheiber & Elliot Wiener

Date: January 29, 2009

Subject: **EDC Report to the Mayor and the Board of Trustees**

In January 2007, the Mayor and the Board of Trustees of the Village of Hastings on Hudson established the Economic Development Committee (“EDC”) to promote and encourage the location and development of new business in the village and to encourage the maintenance and expansion of commercial business in the Village. This newly established committee has spent the last two years reviewing information maintained by the Village related to economic development and identifying issues that warrant further exploration and study. We present this report, summarizing our efforts to date and outlining our goals for the future.

SUMMARY OF EDC EFFORTS January 2007 to January 2009

The EDC meets on a monthly basis on the first Wednesday of the month. The EDC has 2 primary areas of focus; large land tracts and downtown revitalization. We have met with professionals in the region that promote economic development throughout Westchester County and have also met with the planner for the city of Rye and individual business owners in Hastings. The information that we have gathered is reflected in the minutes of our monthly meetings.

Large Land Tracts/Regional Economy

The EDC hosted a community forum on Economic Development on April 10, 2008 at the James Harmon Community Center. The guest speaker, Anthony Campagiorni, President and CEO of the Hudson Valley Economic Development Corporation (HVEDC), www.hvedc.com, has spent the last 5 years actively marketing the lower Hudson valley region to the global economy. The forum was well attended and provided an interactive discussion where the participants reviewed how similar communities have attracted

viable commercial development to help generate tax revenue and what impact that tax revenue has had on the rising cost of living in the region. Mr. Campagiorni explained how the HVEDC markets the region and how the village of Hastings fits into this model and can benefit from these ongoing efforts. Through this forum we learned that the waterfront presents a viable opportunity for economic development in Hastings, however, the issues of access and clean-up must be resolved before any real marketing efforts can commence to build and develop sustainable industry generating a positive economic boost to the village's economic tax base.

With respect to large land tracts, the committee has also reviewed data and information maintained by the village relative to tax information, specifically, contrasting the revenue generated from residential property versus commercial property. Our review of the information, while not complete, has demonstrated that commercial property generates higher tax revenue for the village than residential property and uses vastly less resources (i.e. does not add students to our school district). The EDC will continue to analyze how similar communities have attracted viable commercial development to help generate tax revenue and what impact that tax revenue has had on the rising cost of living in the region. A report, reflecting the tax data is attached.

The EDC has also reviewed and analyzed the LWRP Report and has attended several work sessions relative to finalizing the LWRP. The EDC prepared a report and summary of the LWRP and presented it to the village manager, mayor and the board of trustees. A copy of that report is attached.

Downtown Revitalization

With respect to downtown revitalization, the EDC gathered information through a Virtual Suggestion Box, requesting that residents opine on the types of businesses they would like to see in the downtown. The results of the survey were tabulated into a report which is attached to this summary. Unfortunately, only 128 people responded to the Suggestion Box, thereby rendering the results statistically insignificant. Nevertheless, the results gathered offer some evidence of the types of establishments residents would patronize. The intention of conducting the Virtual Suggestion Box was to gather information that could be shared with the landlords of the empty storefronts throughout the downtown.

Through our meeting with Christian Miller, the Planner for the city of Rye, we learned that downtown revitalization is a struggle for many small towns and villages throughout Westchester County. Mr. Miller shared his experience with us and provided access to a report that was prepared in March 2007 for the Central Business District of Rye. Essentially, Mr. Miller explained that the most effective way for local government to assist in revitalization efforts is to effectively manage the municipal assets, i.e., roads, garbage, beautification, infrastructure, signage and parking. Mr. Miller further explained that recruitment efforts in Rye have failed as it is difficult to recruit specific types of business into the empty storefronts. According to Mr. Miller's experience, local government should facilitate rather than recruit, by working with local brokers and effectively controlling the assets they own.

CURRENT AND FUTURE GOALS FOR EDC

LARGE LAND TRACTS/REGIONAL ECONOMY

1. Work with county, state, local government and regional Economic Development Organizations to identify resources available to Hastings for the purpose of attracting commercial development and/or funding sources available to the village.
2. Identify and pursue optimal type of commercial development to meet the specific needs of the Village. Specifically, to bring businesses in that would create jobs with wages that support living in the village.
3. Identify large land tracts and prioritize potential for development within the village.

DOWNTOWN REVITALIZATION

1. Identify grants and funds that are available to Hastings for downtown improvement. Identify grant cycles and time lines to ensure timely application for available funding.
2. Work with village staff to encourage business friendly environment and put together a New Business Owner's Guide/Tool Kit and a Downtown Database.
3. Devise facade improvement and streetscape plan for downtown business district.
4. Encourage open dialogue between local government and the business community so that business considerations can be addressed in the decision-making process.
5. Raise awareness in the school community to utilize local businesses whenever possible and practicable.
6. Work with other river town's to promote tourism and local business. Devise a tourism plan for Hastings and the river towns.

Respectfully submitted by:

Diane Adler
Nina Cangiano

John Doherty
Sheree McNulty
Alex Navarette
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Elliott Wiener

Attachment 1 EDC Report to Mayor and Board of Trustees/January 2009

**HASTINGS ON HUDSON ECONOMIC DEVELOPMENT COMMITTEE
COMMERCIAL AND RESIDENTIAL TAX DATA REPORT September 2008**

Hastings-On-Hudson
Where Tax Revenue come from*

#1	<u>Parcels</u>	<u>%</u>	<u>Revenue</u>	<u>%</u>	<u>Revenue per Parcel</u>
Residential	1983	92.8	\$7,038,882	85	\$3,550
Commercial	154	7.2	\$1,236,221	15	\$8,027
Totals			\$8,275,103		
(with adjustments for Apartment Buildings & Condos)					
#2	<u>Parcels</u>	<u>%</u>	<u>Revenue</u>	<u>%</u>	
Residential	2021	94.57	7,054,758	85.25	
Commercial	116	5.43	1,220,345	14.75	
Totals			8,275,103		

* data prepared by the Village of Hastings-On-Hudson Planning Dep't. Office of Village Clerk

Attachment 2 EDC Report to the Mayor and Board of Trustees/January 2009

To: Fran Frobel, Village Manager
Wm. Lee Kinnally, Mayor
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Peter Swiderski, Trustee

From: Economic Development Committee
Diane Adler, Nina Cangiano, John Doherty, Sheree McNulty, Alex Navarrete, Roger Scheiber & Elliot Wiener

Date: March 25, 2008

Subject: LWRP Comments

Thank you for inviting comments on the draft Local Waterfront Revitalization Program (LWRP) Plan dated March 2007 and for continuing to seek community input and comments on the draft Plan through the Work Sessions conducted by the Board of Trustees. It is obvious that a tremendous amount of work, research, time and energy has been invested into the draft Plan and that we are all committed to fine tuning the draft into a workable, realistic document that makes sense for our future and our community.

The members of the EDC recognize that we are the “new kids on the block” and do not purport to have a grasp of the details of the plan that the members of the LWRP committee share, however, we did want to provide our input with respect to the issue of Economic Development and how it fits into the development of the waterfront.

Explore development that creates a positive tax impact.

Based on the EDC’s review of the draft Plan, we would suggest that further consideration and review be given to the Economic Development efforts that currently exist in the region and that efforts are made to identify options that create a positive economic impact for Hastings. Rather, the Plan concludes that there will be “no net negative impact” on our village through waterfront development. In other words, the LWRP projects that any development on the waterfront should be self sustainable in supporting its tax base (tax neutral). It is the opinion of the EDC that the village should be actively studying and considering development that will have a positive (tax generating) return to the overall tax base in the village. We strongly recommend further review and analysis of current market conditions and the potential to attract revenue producing development to the site, prior to committing to the proposed Marine

Waterfront-B District uses or any other zoning use that may prevent exploration of development that creates a positive tax impact for the village.

Identify county and regional programs that can assist the village and property owners in marketing the site to commercial developers.

In addition to creating a positive tax revenue stream, the EDC believes that the creation of jobs through waterfront development should be a top priority. We should be examining the potential to attract business that is "Knowledge Based", such as medical research companies, alternative energy source research, computer technology, financial services and the like. It is the opinion of the EDC that this type of job creation makes sense for our community in the scheme of the world economy that exists today and should be fully explored and analyzed prior to locking in to zoning uses that may prevent such marketing in the future.

In focusing on residential development, the Plan appears to have overlooked the important commercial resources available in this village. These resources include, but are not limited to; a rail component, a river with a deep water port, a highly educated workforce, an existing Downtown next to the riverfront and close proximity to New York City. These resources are an asset to the village and should be highlighted to attract appropriate commercial development. Unlike residential development where the developer comes to us, commercial development requires the municipality and property owner to work with the county and organizations in the region to attract business here. We strongly believe that discussions with the developers of Bridge Street in Irvington may be helpful to understand the process undertaken to successfully develop that waterfront. While we understand that our waterfront presents different challenges, it is noteworthy that commercial rentals at the Bridge Street site command some of the highest commercial rental rates in the county.

Efforts should be undertaken to work with county and regional organizations, public or private, that can offer significant assistance and support in attracting appropriate commercial development to the waterfront. Before we can plan for specific infrastructure engineering, zoning and design guidelines, to be able to attract world class knowledge based industry to our waterfront, we need to reach out to the county and state to determine whether there are programs available to assist the village in this endeavor. We should be looking at industries that create jobs, that compliment others in the region and that will take advantage of our location and educated population. Working as a region is our best hope to compete in the worldwide economy.

Priority should be given to integrating our existing downtown into the Plan rather than isolating it from the waterfront. A review of the draft Plan leads to the inescapable conclusion that anything developed on the waterfront will be a separate enclave from our existing downtown. The EDC encourages the drafters to explore alternatives to incorporate and strengthen the existing downtown as an incentive to attract the knowledge based industry we described above. Given the synergy of a workforce on the

waterfront utilizing the services available in our existing downtown establishments, we believe that efforts should be undertaken to prioritize access between the waterfront and the existing downtown.

Thank you for the opportunity to contribute to the public discussion of this most important topic, development of our waterfront. We look forward to continuing the collaborative effort in revising and finalizing the plan to reflect the current economic reality facing our village.

Attachment 3 EDC Report to the Mayor and the Board of Trustees/January 2009

**HASTINGS ON HUDSON ECONOMIC DEVELOPMENT COMMITTEE
VIRTUAL SUGGESTION BOX RESPONSES – September to November 2007**

Shops & Services	Responses
Antiques	1
Auto Parts	2
Bath Shop/Linens	1
Bike Shop	3
Carpet	1
Cheese Shop	2
Clothing	19
Community Meeting Place	3
Dance/exercise Clothes	1
Dog Grooming	2
Electronic Gadgets	3
Expanded Bookstore/Café	2
Flowers	1
Gift/Art shop	15
Gym/Yoga/Pilates	11
Home Decor	8
Kids Space	4
Movie Theatre	6
Music Store	5
Sewing/Knitting/Crafts	7
Shoe Repair/Tailor	5
Shoe Store	7
Spa	1
Sporting Goods	6
Toy Store	4
Total	119

Restaurants & Cafes	Responses
Family & Kids	12
Coffee/Lounge/Internet	12
Gourmet Deli/ Sandwich	6
Ice Cream/Candy	3
Bakery	20
Thai	11
Italian	1
Greek	1
Sushi	11
Mexican	8
Indian	10
Spanish Tapas	3
Tea Room	2
French Bistro	1
Micro - brewery/pub	2
Seafood/Oyster bar	2
Prepared Foods	1
Total	106