



# Annual Report

2023-2024



**North Country**  
RURAL DEVELOPMENT COALITION

and Essex County Land Bank

June 2024



# Service Area



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## Dear Stakeholders and Community Members,

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I am honored to present this year's annual report, a milestone in the 40-year history of the North Country Rural Development Coalition, formerly known as PRIDE of Ticonderoga. This year, as we celebrate our legacy and embrace our new name, we reflect on the immense progress we have made and the critical growth that propels us into the future. Our new name better reflects our broader mission and the three counties we have always served. The name PRIDE no longer encapsulates the full scope of our work and our dedication to addressing the diverse needs of our community.

Our community is facing unprecedented challenges with a housing crisis and uncertain economic times. Yet, through resilience and unwavering commitment, we have turned these challenges into opportunities for growth and transformation. Over the past four decades, we have been steadfast in our mission to foster community development, preserve housing, stimulate economic revitalization, and honor our rich history. These efforts have laid a strong foundation, enabling us to secure a remarkable \$30,176,025.88 in grants this year, nearly doubling our total from 2023.

As Winston Churchill once said, "We make a living by what we get, but we make a life by what we give." This quote resonates deeply with our journey and the aspirations we hold for our community. The significance of this growth cannot be overstated. It means more homes for families in need, more vibrant local economies, enhanced community spaces, and preserved historical landmarks that tell the story of our region. Our successful acquisition of Downtown Revitalization Initiative (DRI) funding marks a pivotal moment, promising transformative changes that will revitalize our towns and enhance the quality of life for all residents.

In the past year alone, we have secured over \$4 million for housing preservation and replacement, addressing the critical need for affordable, safe housing. Our economic development initiatives, fueled by nearly \$6.7 million in grants, are revitalizing our infrastructure and local businesses, laying the groundwork for sustainable growth. We have also advanced community development projects with over \$3.6 million in funding, improving public spaces and facilities that serve as the heart of our communities. Additionally, our commitment to historic preservation continues, ensuring that our rich heritage is protected and celebrated.

Our mission is deeply personal and impactful. For example, we recently helped an older couple in Lewis make necessary modifications to their home, allowing them to age in place comfortably and safely. In another case, we provided insulation and heating improvements for an elderly woman, ensuring her home was warm during the harsh winter months. She sent us a heartfelt card expressing her gratitude, a reminder of why we do what we do. Additionally, we supported a cancer patient by renovating her home to be ADA compliant in Westport, enabling her to live with dignity and ease during her treatment.

As we look to the future, our vision is clear. We aim to continue this trajectory of growth, tackling the housing crisis head-on, bolstering our local economy, and enriching our community life. The proposed grants for 2025, totaling \$10.75 million, reflect our unwavering commitment to these goals. These funds will support comprehensive community development and housing rehabilitation programs, the creation of 21 new housing units, 4 downtown apartments, and \$1.7 million from Restore NY for Ti-Alliance and the Town of Ticonderoga for 108 Montcalm Street, also known as "Newberry Commons." These efforts ensure we are prepared to meet the needs of our growing community.

We have also strengthened our organization internally, adding three new full-time staff members and enhancing the capacity of our existing team. This expansion ensures that we are well-equipped to manage our growing portfolio of projects and deliver impactful results.

In summary, the past year has been one of profound achievement and growth. Our collective efforts have positioned us as a beacon of hope and progress in the North Country. As we celebrate our 40th anniversary, we are filled with gratitude for the support of our community, partners, and dedicated team. Together, we look forward to another 40 years of making a difference, building on our successes, and striving for an even brighter future.



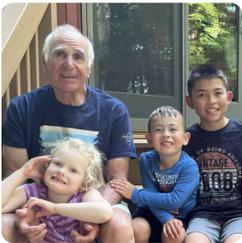
Warm regards,

A handwritten signature in white ink that reads "N. Justice Green". The signature is fluid and cursive.

Nicole Justice Green | Executive Director  
North Country Rural Development Coalition  
(formerly PRIDE of Ticonderoga)



## Our Board



**Tom Schaffer** | *Chairman, Land Bank and PRIDE*

Tom Schaffer graduated from Hudson Valley Community College and Union College School of Engineering. He served in the US Army and worked for Digital Equipment Corporation, Compaq Computer Corporation, and Cengage Learning. Since retiring, Tom has been a technology consultant for the Town of Hague and the Hague Volunteer Fire Department. He is active in the Ticonderoga Kiwanis Club and the Ticonderoga Area Backpack Program, and he serves on the PRIDE Board of Directors and the Silver Bay Association Board of Trustees. Tom and his wife, Charlene, enjoy spending quality time on Lake George with their five grandchildren. Tom is the Chairman of both the Land Bank and PRIDE Boards.



**James Monty** | *Vice Chairman, Land Bank*

James Monty, born in Moriah and residing in Lewis since 1971, has a long career in the NYS Department of Corrections and the Governor's Office of Employee Relations. He has served as Town Supervisor of Lewis and on various boards, including Adirondack Community Action Programs and United Way of the Adirondacks. James is also the Vice Chair of the Essex County Board of Supervisors and serves on the Board of Directors for Essex County Soil and Water. He is married to Cynthia Monty, with whom he has two children. James is the Vice Chairman of the Land Bank Board.



**Chuck Gijanto** | *Vice Chairman, PRIDE*

Chuck Gijanto is the Vice Chairman of the PRIDE Board. He was born and raised in Ticonderoga, New York, and holds a bachelor's degree in business administration from Siena College (1979) and a master's degree in health systems administration from RIT (2000). Chuck has extensive experience in hospital administration, having held positions such as Chief Financial Officer, Vice President of Strategic Business Development, Chief Operating Officer, and Chief Executive Officer. He remains active in the community, serving as the Grand Knight of the Knights of Columbus, Council #333, and on the St. Mary's Parish Council. He also recently joined the Board of TrailNorth Federal Credit Union. Chuck and his wife Jackie have been married for 38 years and have two children: Joe, who works in revenue cycle management with the University of Vermont Health System, and Jean, who is a dog groomer in San Diego.

*View additional Board Members on the following page.*

# Our Board



## **Katie Alexander**

### *Board Member, Land Bank and PRIDE*

Dr. Katie Alexander is the owner and veterinarian at Ticonderoga Animal Hospital. She has returned to northern New York, where she grew up, after spending the last 12 years in southeastern Idaho. She previously operated a mobile veterinary clinic providing in-home care to various animals, including a pet raccoon. Katie has a bachelor's degree in mechanical engineering from Clarkson University and a doctorate of veterinary medicine from Ross University. She lives with her husband Ash, their two young children, and several pets.



## **Alan Jones** *Board Member, Land Bank*

Alan Jones is the Executive Director/CEO of Adirondack Community Action Programs, Inc. (ACAP). Born and raised in Potsdam, NY, Alan has been a resident of Essex County for 30 years. He holds a BS in Management from Clarkson University and a Family Development Leadership Credential from Cornell University. Alan's extensive experience includes serving as a Board Trustee at The University of Vermont Health Network - Elizabethtown Community Hospital and as a CSBG Advisory Council Member at the NYS Department of State. He has held various roles at ACAP, including CFO and Employment & Training Director. Alan is also actively involved in the BRIEF Coalition and has served as President of the New York State ECLC and the New York State Community Action Association. Alan serves only on the Land Bank Board.



## **Robin DeLoria**

### *Board Member, Land Bank*

Robin DeLoria, Supervisor for the Town of Newcomb since 2018, chairs the Essex County Public Works Committee and serves on various other committees. With 38 years of service in Newcomb and eight years on the Newcomb Central School Board of Education, Robin is dedicated to environmental safety and promoting recreational opportunities in the Adirondack Park. He has been a strong advocate for maintaining vibrant communities in the Adirondacks. Robin serves only on the Land Bank Board.



## **Allison Kaupelis**

### *Treasurer, Land Bank and PRIDE*

Allison Kaupelis, a resident of Ticonderoga since 2009, holds a BS in Biochemistry and a Master's in Psychology and Counseling. She is the Regional Director of Operations for Milya LLC and Chairwoman of the Ticonderoga Chamber of Commerce. Allison is dedicated to her community, profession, and family, actively working to promote economic growth in the area. Her husband is a New York State Master Teacher, and they have two children, making their commitment to the community and education a family affair. Allison is the Treasurer of both the Land Bank and PRIDE Boards.



## **Stephanie DeZalia**

### *Board Member, Land Bank*

Stephanie DeZalia is a native of Schroon Lake and proudly identifies as an "Adirondack Girl." She relocated to North Hudson in 1994 when she married her late husband, Kelly DeZalia. Stephanie has two children, two grandchildren, and supportive parents, Edna and Stephen Bowers. She also has a partner, Brian Helwig, Sr., who has two children. Stephanie studied architecture design and drafting at SUNY Adirondack, formerly Adirondack Community College, before entering public service. She spent a decade in the building materials industry before joining the county clerk's office in 2004, where she advanced to principal reporting clerk. Stephanie served as the Supervisor of the North Hudson from 2019-2023. She is passionate about the Recruitment and Retention Task Force, addressing nearly 100 job vacancies at the county level. Stephanie's extensive experience in public service and her commitment to improving county operations make her a valuable asset to the Essex County Land Bank board.



## **Mark Wright**

### *Board Member, Ex-Officio, Land Bank*

Mark A. Wright, Supervisor for the Town of Ticonderoga, graduated from Syracuse University with a BS in Aerospace Engineering. He has 35 years of federal service with the Department of Defense and the FAA. Mark is actively involved in several community organizations, including the Ticonderoga Heritage Museum and the Knights of Columbus. He works to improve Ticonderoga's economic strength through the Town's Economic Development Committee. Mark and his wife, Laura, are dedicated volunteers and actively involved in several efforts within the town.



## **Nicholas Fitzgerald**

### *Secretary, Land Bank and PRIDE*

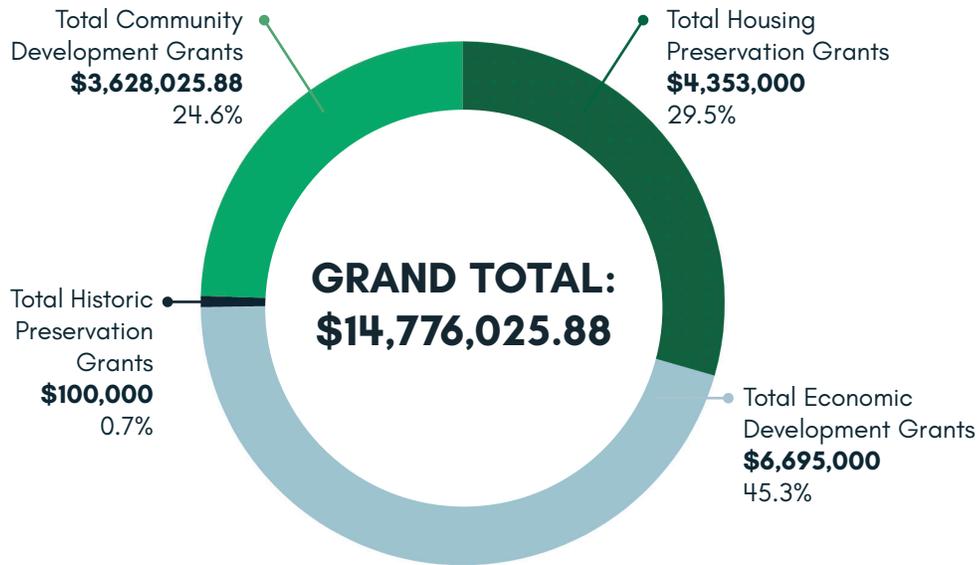
Raised in Silver Bay, Nicholas Fitzgerald graduated from Ticonderoga Senior High School in 2017 and earned a BA in History and Political Science from the University of New Hampshire. He has worked with Fort Ticonderoga for nine seasons in various roles, starting as a Fifer in the Fife and Drum Corps and later managing its Retail and Guest Service Departments. Nicholas served on the initial DRI planning committee and continues to work to improve the town through PRIDE. Nicholas is the Secretary of both the Land Bank and PRIDE Boards.

# Executive Summary of All Financials

2024 Overall Total: **\$30,176,025.88**

2023 Total: **\$15,400,000.00**

SUMMARY OF TOTALS FROM JUNE 2023 - JUNE 2024



## PROGRAMS

PROGRAM	COMPLETED PROJECTS	PROJECTS IN PROGRESS
HOME	4	4
CDBG	4	1
Restore	8	2
Neighbor Helping Neighbor (NHN)	27	0
Home Replacements	1	4
<b>Overall Total</b>	<b>44</b>	<b>11</b>



# Executive Summary of All Financials

## SUMMARY OF HOUSING PRESERVATION PROGRAMS

**TOTAL: \$4,353,000**

- HOME 2020: \$355,000
- HOME 2022: \$300,000
- Restore 2022: \$100,000
- Essex County Special Housing Replacement 2019 CDBG: \$300,000
- Essex County CDBG 2022: \$451,000
- Restore 2023: \$200,000
- Essex County Manufactured Housing Replacement 2023: \$625,000
- Washington County Home Rehabilitation CDBG: \$500,000
- HOME Manufactured Housing Replacement 2023: \$1,000,000
- NYS MMHRP 2023: \$500,000
- Neighbor Helping Neighbor: \$22,000

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## ECONOMIC DEVELOPMENT GRANTS

**TOTAL: \$6,695,000**

- NYMS Street Paper and Pencil: \$500,000
- NYMS TA (Town of Jay): \$20,000
- Small Project Fund (split with Essex County IDA): \$600,000
- Hacker Building Rehabilitation: \$1,265,000
- Adirondack Drive Activation: \$566,000
- Montcalm Street Streetscape Beautification: \$3,694,000

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## HISTORIC PRESERVATION GRANTS

**TOTAL: \$100,000**

- Charles R Wood Adirondack Performing Arts Center: \$100,000

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## COMMUNITY DEVELOPMENT GRANTS

**TOTAL: \$3,628,025.88**

- Black Point Beach: \$52,025.88
- DEC Smart Growth Perpetual Ice Rink Grant: \$122,000
- Community Fund: \$15,000
- Adirondack Performing Arts Center Development: \$2,115,000
- La Chute Riverfront Enhancement: \$754,000



# Executive Summary of All Financials

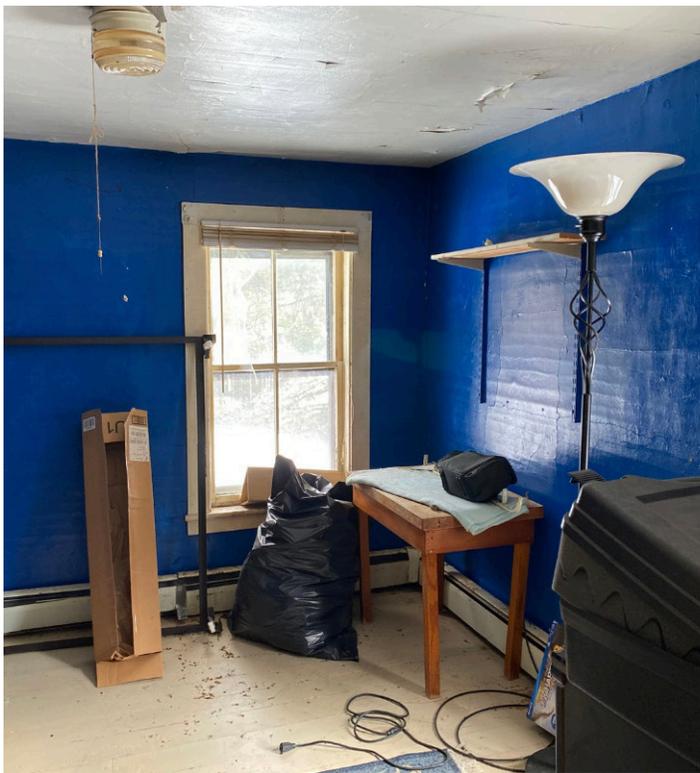
## **NRDC PROPOSED GRANTS FOR 2025 TOTAL: \$10,750,000**

The proposed grants for 2025 total \$6,250,000 and will support various community development and housing rehabilitation programs. Key areas benefiting from these grants include Warren County, Jay/Newcomb, and Essex County. Programs funded include CDBG for community facilities, HOME grants for housing rehabilitation, AHC for affordable housing, and NYMS for neighborhood revitalization. These grants aim to improve infrastructure, provide affordable housing, and enhance community facilities across the targeted areas.

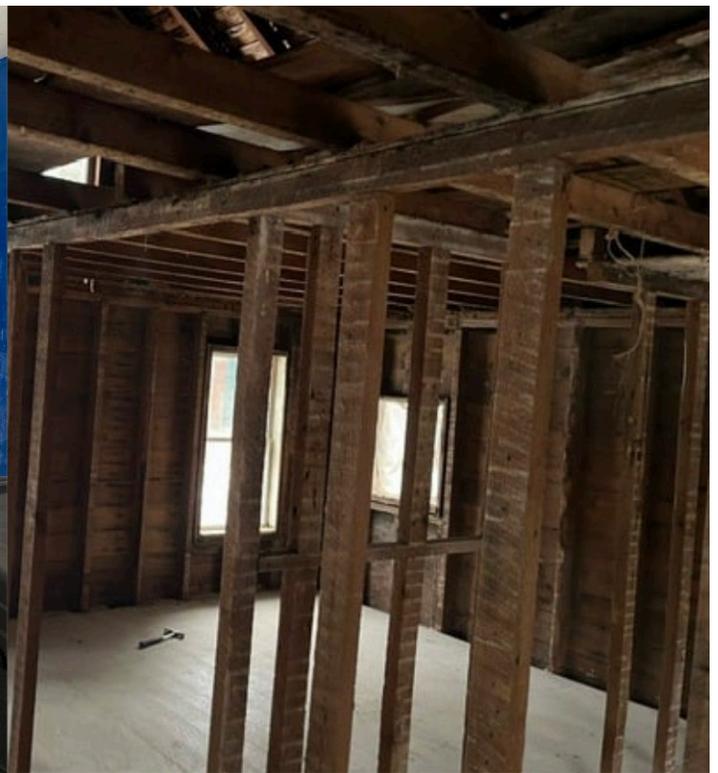
## **PENDING LAND BANK GRANT APPLICATIONS**

The Land Bank has pending applications totaling \$4.5 million aimed at creating 21 new housing units in Newcomb, Lewis, Ticonderoga, St. Armand, and North Elba. These applications, if approved, will further enhance community development and address housing needs in these areas.

*Before*



*After*



# Housing Preservation Programs

## OVERVIEW OF AFFORDABLE HOUSING INITIATIVES:

The North Country Rural Development Coalition (NCRDC) is deeply committed to preserving and enhancing the local housing stock. Given that the majority of our service area is located within the Adirondack Park, new development opportunities are limited. This makes it crucial to focus on maintaining and improving the existing housing within our hamlets. Housing preservation is not only about maintaining buildings but also about ensuring the well-being and stability of our communities.

## IMPORTANCE OF HOUSING PRESERVATION

Housing preservation is vital for several reasons:

- **Limited Development Opportunities:** Due to strict regulations and limited available land within the Adirondack Park, new housing developments are challenging to undertake. Therefore, preserving existing homes is essential to provide adequate housing for our residents.
- **Community Stability:** Well-maintained housing contributes to the overall stability and attractiveness of our hamlets. Preserving housing ensures that families have safe, stable, and affordable places to live, which is fundamental for community cohesion and growth.
- **Health and Safety:** Many of the homes in our area are old and may contain hazardous materials such as lead paint and asbestos. These materials pose serious health risks if not properly managed. Addressing these issues through housing preservation projects is crucial for the safety and health of residents.
- **Economic Impact:** Maintaining older homes is often costly. Without assistance, homeowners can become financially burdened by necessary repairs and upkeep, leading to cost burdens and potentially forcing them out of their homes. Preservation efforts help alleviate these financial pressures by providing support for necessary renovations and improvements.

## SUMMARY OF HOUSING PRESERVATION WORK

Over the past year, the NCRDC has made significant strides in preserving local housing. Here are some key achievements:

Total Funding Secured: \$4,353,000  
 HOME 2020: \$355,000  
 HOME 2022: \$300,000  
 Restore 2022: \$100,000  
 Essex County Special Housing Replacement 2019 CDBG: \$300,000  
 Essex County CDBG 2022: \$451,000  
 Restore 2023: \$200,000  
 Essex County Manufactured Housing Replacement 2023: \$625,000  
 Washington County Home Rehabilitation CDBG: \$500,000  
 HOME Manufactured Housing Replacement 2023: \$1,000,000  
 NYS MMHRP 2023: \$500,000  
 Neighbor Helping Neighbor: \$22,000

## COMPLETE PROJECTS



HOME



CDBG



Restore



Neighbor  
Helping  
Neighbor  
(NHN)



Home  
Replacements

## PROJECTS IN PROGRESS



HOME



CDBG



Restore



Neighbor  
Helping  
Neighbor  
(NHN)



Home  
Replacements

**OVERALL TOTAL:  
44 COMPLETED  
11 IN PROGRESS**

# Housing Preservation Programs

## COMPELLING CASE FOR PRESERVATION

Maintaining and enhancing our existing housing stock is not just about preserving buildings but also about safeguarding the health, safety, and financial stability of our residents. The presence of hazardous materials like lead paint and asbestos in older homes poses serious health risks, making proper renovation and maintenance critical. Moreover, the financial burden of these necessary repairs often falls heavily on homeowners, leading to increased cost burdens and potential displacement.

By focusing on housing preservation, we ensure that our hamlets remain vibrant, healthy, and economically stable. Our efforts to preserve and improve existing homes help to alleviate financial pressures on homeowners, reduce health hazards, and maintain the historical and cultural integrity of our communities. This work is essential for fostering resilient, thriving neighborhoods in the face of limited development opportunities.

## SUCCESS STORIES AND TESTIMONIALS

“ The project at 561 Ledge Hill Road looks great. Connie's new house is a tremendous upgrade, and the old house was too far gone to upgrade. I hope we can continue such projects in the future. Thank you for rescuing this project.  
- George Hainer

“ We are over the top grateful for the work, time, and generosity bestowed upon us by PRIDE of Ticonderoga. They saved our basement wall from collapsing and the house along with it. Our heartfelt thanks go to PRIDE and especially Jeanene.  
- Anslow Family

“ We love our home and hope to never leave it. PRIDE replaced our leaking roof, windows, and siding, preventing our home from becoming uninhabitable. Now we can stay here for the rest of our lives.  
- Demers Family

## FUTURE GROWTH OPPORTUNITIES AND IMPROVEMENT PLANS

To continue our mission of housing preservation, we plan to:

- Expand Program Reach: Increase the scope of housing programs to include more communities within the Adirondack Park.
- Enhance Support Services: Provide additional support services to homeowners to help them navigate the complexities of maintaining older homes.
- Secure More Funding: Pursue additional grants and funding opportunities to support ongoing and future preservation projects.





# Land Bank Update

## PROGRESS AND ACHIEVEMENTS OF THE ESSEX COUNTY LAND BANK

The Essex County Land Bank celebrates its one-year anniversary, marking a year of transformative efforts in managing and rehabilitating properties within the Adirondack Park. As one of the few land banks fully situated within a protected area, our work is uniquely challenging and vital for maintaining the delicate balance between development and conservation. The land bank was established to address housing affordability for homeowners with incomes up to 200% of the Area Median Income (AMI), focusing particularly on the missing middle housing that serves those earning more than 80% AMI but still facing housing challenges.

## SIGNIFICANCE OF LAND BANKING

Land banking plays a critical role in addressing housing affordability, combating blight, and fostering community revitalization. By acquiring, managing, and repurposing vacant, abandoned, or underutilized properties, the Essex County Land Bank helps stabilize neighborhoods and create opportunities for affordable housing and economic development. This approach not only improves the quality of life for residents but also supports sustainable growth within the unique constraints of the Adirondack Park.

## CURRENT PROPERTIES MANAGED

- **Ticonderoga:** 3 properties
- **Lewis:** 1 property
- **North Elba:** 1 property
- **Saint Armand:** 1 property
- **Newcomb:** 1 property
- **Jay:** 1 property

## PROJECTS IN DEVELOPMENT

- **21 housing units in development:** These units are part of our ongoing efforts to provide affordable and workforce housing to meet the diverse needs of the community.
- **One unit nearing completion:** This unit will be on the market by the end of June, ready to provide a new home for a deserving family.

## NEW INITIATIVES:

- **Vacant and Abandoned Property Report Form:** We have launched a new initiative to increase our work countywide by identifying and addressing vacant and abandoned properties. This tool helps us hold property owners accountable and manage bank foreclosures more effectively.

# Land Bank Update

## PROJECT HIGHLIGHTS

### 1. Upper Jay Gut Rehab (14 Springfield Road):

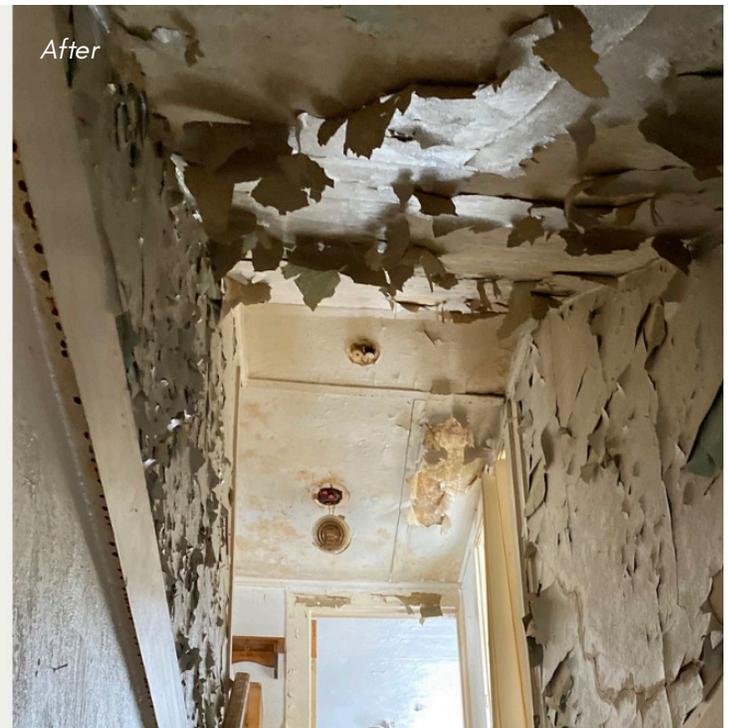
- **Overview:** This project marks the completion of our first full gut rehab, transforming a deteriorated property into a modern, energy-efficient home. The home, located at 14 Springfield Road in Upper Jay, underwent extensive renovations, including foundation repair, asbestos abatement, new siding, a new roof, and a new septic system.
- **Collaboration and Challenges:** The project, costing just under \$300,000, required collaboration with a generous neighbor who provided an easement for the new septic system's leach field. This community effort underscores the importance of local partnerships in achieving our goals.
- **Significance:** This project is a significant milestone for the Land Bank, demonstrating our ability to tackle challenging rehabs and transform blighted properties. Pre-applications to purchase this home are already open, and it is set to be completed by the end of June, providing a high-quality home for a new family.

### 2. The Portage Redoubt (Ticonderoga):

- **Overview:** In collaboration with Supervisor Mark Wright and the Town of Ticonderoga's Code Enforcement Office, the Land Bank is developing four new starter homes on a vacant lot on The Portage. These energy-efficient homes are designed to provide affordable housing options for local families.
- **Collaboration:** Working closely with Dave Burroughs and Rhiannon Peters from the Code Enforcement Office, this project exemplifies how coordinated efforts can address community needs effectively.
- **Significance:** This project addresses the critical need for affordable, energy-efficient starter homes, contributing to the revitalization of Ticonderoga and supporting the local economy.

### 3. McIntyre Meadows (Newcomb):

- **Overview:** The McIntyre Meadows project involves subdividing a large lot in Newcomb into eight new housing lots. This ambitious development will provide eight new homes, addressing the significant demand for housing in the area.
- **Collaboration:** This project is a collaborative effort with the Town of Newcomb, its housing committee, and Supervisor Robin DeLoria, ensuring that the development aligns with the community's needs and vision.
- **Significance:** By creating new housing opportunities, McIntyre Meadows will help to alleviate housing shortages and support community growth, making Newcomb a more attractive place to live and work.



# Land Bank Update

## GOALS AND OBJECTIVES FOR THE NEXT FISCAL YEAR

- **Increase Property Management:** We aim to increase the number of properties managed by 20% in the next year, expanding our impact and reach.
- **Launch New Community Revitalization Projects:** Initiate new projects that continue to transform blighted areas and support community development.

## ANTICIPATED FUNDING NEEDS AND PLANS FOR EXPANSION

To support our upcoming projects and expansion plans, the Essex County Land Bank plans to raise \$2 million. This funding will enable us to continue our critical work, ensuring that we can address the housing needs of our communities and promote sustainable development within the Adirondack Park.

## PROPERTIES MANAGED BY THE LAND BANK

A detailed map highlighting properties across Essex County managed by the Land Bank. This visual representation helps illustrate the scope and impact of our efforts across different communities.

## INFOGRAPHICS HIGHLIGHTING KEY METRICS AND ACHIEVEMENTS:

### Secured Funding:

- \$300,000 from the Land Bank Initiative Phase One for administrative support.
- \$20,000 from the Adirondack Foundation.

### Pending Grant Applications:

- \$4.5 million in pending grant applications aimed at developing 21 new housing units across Essex County. These funds are crucial for continuing our mission and expanding our impact.

By showcasing these metrics, we highlight the significant progress made by the Essex County Land Bank in its first year and underscore the importance of continued support and investment in our initiatives. Through collaborative efforts and strategic planning, we aim to enhance housing affordability, promote sustainable community development, and preserve the unique character of the Adirondack Park.



# Main Street and Economic Development

## OVERVIEW OF ECONOMIC DEVELOPMENT INITIATIVES

The North Country Rural Development Coalition (NCRDC) is deeply committed to revitalizing main street areas and supporting local businesses through various economic development initiatives. These projects are designed not only to boost local economies but also to enhance the quality of life for residents and attract visitors to our vibrant communities. Economic development is crucial for creating jobs, stimulating local economies, and ensuring the long-term sustainability of our towns.

## KEY PROJECTS AND THEIR IMPACT

### Downtown Revitalization Initiative (DRI) Projects:

#### *Administrative Support for the Town of Jay's New York Main Street Project:*

- The NCRDC provides essential administrative support to the Town of Jay for their New York Main Street project. This initiative focuses on improving the town's infrastructure, enhancing public spaces, and supporting local businesses. By creating a more attractive and economically vibrant main street, the project aims to stimulate local economic growth, attract new businesses, and improve the overall quality of life for residents.

#### *New York Main Street Technical Assistance Grant for the Town of Jay:*

- This year, we secured a \$20,000 New York Main Street Technical Assistance Grant for the Town of Jay. This grant will enable the town to develop a robust redevelopment plan and design guidelines for the downtown area in the coming year. These guidelines will provide a cohesive vision for the town's growth and improvement, ensuring that future developments align with the community's goals and aesthetic. The redevelopment plan will serve as a blueprint for revitalizing downtown Jay, fostering an environment that supports local businesses and attracts new investments. Our ultimate goal is to secure a New York Main Street Targeted District Improvement Grant for the town, which will allow local building and business owners to apply for funding to make capital improvements to their spaces, further encouraging business growth and economic.



### *Adirondack Performing Arts Center:*

- *Significance:* Imagine the transformation of the 102-year-old Knights of Columbus Building in Downtown Ticonderoga into a bustling cultural hub. The first floor will feature a premier in-house restaurant and bar, offering unmatched hospitality. The second floor will host 'We Are Instrumental,' providing spaces for music lessons, an avant-garde recording studio, and an Instrument Petting Zoo. The third floor, historically preserved, will reopen as a concert hall, attracting performances from bands, theater troupes, operas, and ballets from Montreal to Saratoga. This center will not only provide a venue for cultural experiences but also serve as an economic driver, attracting tourists and visitors, and adding a unique attraction to downtown Ticonderoga.
- *Economic and Cultural Benefits:* The performing arts center will energize nightlife, create jobs, and foster a vibrant, year-round downtown atmosphere. By hosting diverse cultural events, it will significantly contribute to the local economy and cultural life, making Ticonderoga a key destination for cultural tourism.

# Main Street and Economic Development

## Newberry Commons:

- **Project Overview:** The historic Newberry's building at 108 Montcalm St. has endured 15 years of vacancy. The Town of Ticonderoga, in partnership with PRIDE, Ti-Alliance, and the Essex County Land Bank, has launched the "Newberry Commons" project. This development will introduce two commercial units and four workforce housing units, fully finished and move-in ready.
- **Partnership and Impact:** This project is a testament to the collaborative efforts between the NCRDC, Ti-Alliance, and the Town of Ticonderoga. By working together, we aim to transform the long-neglected building into a vibrant mixed-use space that supports local businesses and provides much-needed housing. The project will remove blight, revitalize the community, and enhance economic growth by developing a space that preserves historical significance while fostering modern economic development.



## IMPORTANCE OF ECONOMIC DEVELOPMENT INITIATIVES

Revitalizing main street areas and supporting local businesses are essential components of economic development. These initiatives help to create job opportunities, attract tourists, and improve the quality of life for residents. By preserving historical buildings and repurposing them for modern use, we maintain the cultural heritage of our towns while fostering economic sustainability. Projects like the Adirondack Performing Arts Center and Newberry Commons are prime examples of how strategic investments in infrastructure and cultural assets can drive economic growth and community revitalization.

## FUTURE PLANS AND GOALS FOR ECONOMIC DEVELOPMENT

- **Attract More Businesses:** Continue to attract new businesses to main street areas, providing incentives and support for entrepreneurs.
- **Enhance Public Spaces:** Improve infrastructure and public spaces to create welcoming and vibrant community hubs.
- **Support Cultural and Recreational Activities:** Develop more venues and opportunities for cultural and recreational activities, enhancing the quality of life for residents and attracting tourists.

By focusing on these goals, NCRDC aims to ensure that our towns remain economically vibrant, culturally rich, and appealing to both residents and visitors alike.



# Historic Preservation and Economic Development

## OVERVIEW OF HISTORIC PRESERVATION PROJECTS

The North Country Rural Development Coalition (NCRDC) is dedicated to maintaining and restoring culturally significant buildings through our historic preservation efforts. These projects are essential for protecting our heritage, stimulating economic growth through tourism, and fostering community pride. By preserving historical landmarks, we ensure that future generations can appreciate the rich history of our communities while also benefiting from the economic advantages that such preservation brings.

## IMPACT ON THE COMMUNITY AND CULTURAL HERITAGE

**Preservation of Historical Landmarks:** Protecting and restoring buildings that are integral to our community's history helps maintain the unique character of our towns and fosters a sense of continuity and identity.

**Promotion of Cultural Heritage Tourism:** Attracting tourists interested in historical sites boosts local businesses and preserves cultural narratives, providing both economic and educational benefits.

## ECONOMIC BENEFITS AND COMMUNITY SUPPORT

**Increased Tourism Revenue:** Historic sites draw visitors, enhancing local tourism and supporting the economy.

**Community Pride and Engagement:** Restored landmarks instill a sense of pride and connection among residents, encouraging greater community involvement and support.

## ONGOING AND COMPLETED PROJECTS:

### Trail Signage Project:

In collaboration with the Ticonderoga Historical Society and the Lake Champlain Valley National Heritage Project, we completed a comprehensive signage project along the La Chute Trail. This involved rewriting signage, collecting historical photos, redesigning layouts, and ensuring historical accuracy. The stanchions were repainted in partnership with the town, creating a visually appealing and educational trail that enhances the visitor experience and promotes local history.

### Downtown Revitalization Initiative (DRI) Projects:

- Ticonderoga Streetscape Enhancement: The NCRDC is assisting with the streetscape enhancement project in Ticonderoga, aimed at improving the aesthetics and functionality of the town's main streets. This project will create a more inviting environment for residents and visitors, encouraging foot traffic and boosting local businesses.
- Adirondack Drive and La Chute Trail Enhancement: Continuing our work on the La Chute Trail, we are involved in its enhancement as part of the Adirondack Drive project. This aligns with our mission to promote outdoor recreational opportunities and connect community spaces through well-maintained and accessible trails. These projects are under the Town of Ticonderoga's contracts, but we will be administering these contracts for them to ensure successful implementation.
- DRI Small Project Fund: We secured a \$600,000 Small Project Fund for the DRI, which we will administer in partnership with the Essex County IDA. This fund will be distributed among downtown business owners and businesses, similar to our past New York Main Street work in Ticonderoga, providing financial support for capital improvements that enhance the economic vitality of the area.



# Historic Preservation and Economic Development

## HISTORIC PRESERVATION THROUGH HOUSING REHABILITATION

Through our housing preservation work, we also engage in historic preservation by ensuring that the architectural integrity of the homes we rehabilitate is preserved. We work closely with the State Historic Preservation Office (SHPO) to maintain the historical authenticity of these structures. This dual focus on housing and historic preservation not only provides safe and affordable housing but also preserves the cultural heritage and architectural beauty of our communities.



## HISTORIC PRESERVATION AND ECONOMIC DEVELOPMENT AS PLACEMAKING

Placemaking is a crucial aspect of our work, intertwining historic preservation and economic development to create vibrant, livable communities. By enhancing public spaces, restoring historical landmarks, and supporting local businesses, we foster environments where people want to live, work, and visit. Placemaking involves creating a strong sense of place that reflects the unique cultural and historical identity of our towns, making them more attractive and sustainable.



[suncommunitynews.com](http://suncommunitynews.com)

**Plans to restore former Newberry's building announced**

## FUTURE PLANS AND OBJECTIVES

**Expand Preservation Efforts:** Extend our preservation activities to more historical sites within the community. By focusing on additional sites, we aim to preserve the cultural and historical heritage of our towns, ensuring they remain vibrant and attractive to both residents and visitors.

**Secure Funding for Large-Scale Restoration Projects:** Obtain grants and other funding sources to support extensive restoration initiatives. Securing financial support is crucial for maintaining and restoring significant landmarks, ensuring they are preserved for future generations.

## ANTICIPATED DEVELOPMENTS

We are hopeful to receive state contracts for the DRI awards in the next few months, which will enable us to roll out these projects over the next few years. Our ongoing and future projects, such as the La Chute Trail enhancement, not only align with our mission but also promise to enhance the community's recreational and economic landscape.

By integrating historic preservation with economic development, NCRDC ensures that our communities retain their unique charm while promoting sustainable growth and prosperity. These efforts reflect our commitment to creating a harmonious balance between preserving our past and building a vibrant future.

# Community Development Projects

## DETAILED OVERVIEW OF COMMUNITY DEVELOPMENT INITIATIVES

The North Country Rural Development Coalition (NCRDC) is committed to enhancing the quality of life for residents through comprehensive community development projects. These initiatives focus on creating vibrant, resilient communities with access to essential amenities and opportunities for growth. By integrating housing, economic development, historic preservation, and community development, we foster environments where people can thrive.

### COMMUNITY FUND

- **Supporting Local Initiatives:** Through the Community Fund, we donated over \$15,000 to support various local initiatives, including school sports teams, music programs, and launching a summer theater program with Sentinel Productions. The Community Fund was reformed this year from the “Project End School Hunger” initiative when school meals became free in our school district. These contributions help strengthen community programs and services. Through this fund, we have donated to every single TMSP event in the past 24 months, ensuring that our local events are also enhanced, including \$3500 to the Best Fourth in the North and \$2000 to Fall Fest.
- **Testimonial:** Kyle Lang’s testimonial underscores the impact: “Pride has been a huge supporter of Sentinel Productions. Their generous \$500 sponsorship, along with feeding dinner to the entire cast and crew of Times Square, is so greatly appreciated. We are beyond grateful for their generosity and excited about summer theater!”

### INTERNSHIP PROGRAM

- **Developing Future Leaders:** We initiated an internship program with the first four interns: Eliza Strum, Quinn Lang, Christopher Facticeau, and Deirdre Kleeman. This program provides valuable hands-on experience, helping to cultivate the next generation of community leaders.



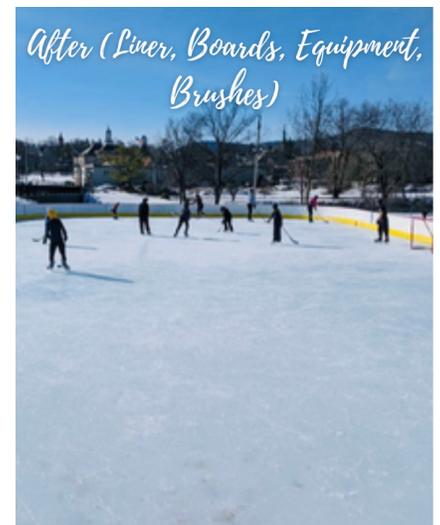
### KEY PROJECTS AND THEIR IMPACT

#### **Black Point Beach Playground:**

- *Creating Safe and Enjoyable Spaces:* The successful installation of a new playground at Black Point Beach, completed at a total cost of \$53,000, provides a safe and enjoyable space for children and families to gather and play. This project was supported by the Cloudsplitter Foundation, the Coleman family, and PRIDE’s Community Fund. It enhances the recreational infrastructure and supports family-friendly activities.

#### **DEC Smart Growth Perpetual Ice Rink Grant:**

- *Promoting Physical Activity and Community Gathering:* We secured \$122,000 to establish a community ice rink that offers recreational opportunities and promotes physical activity, creating a central gathering place for residents. This project supports health and wellness while fostering community spirit.



# Community Development Projects

## Adirondack Performing Arts Center:

- *Enhancing Local Cultural Offerings:* The Adirondack Performing Arts Center provides a venue for performances and fosters community engagement through the arts. This project enhances the cultural fabric of the community, offering residents and visitors access to diverse cultural experiences.

## Assistance to the Town of Ticonderoga:

- *Administering New Community Development DRI Projects:* We are administering several DRI projects for the Town of Ticonderoga, including the La Chute Trail enhancement. These projects improve public spaces, promote outdoor activities, and enhance the overall aesthetic and functionality of the town.

## Placemaking through Integrated Efforts:

Placemaking is at the heart of NCRDC's mission, linking housing, economic development, historic preservation, and community development. By creating attractive, functional, and culturally rich environments, we foster a strong sense of place. Our projects not only address immediate community needs but also build a foundation for sustainable growth and prosperity.

Research indicates that effective placemaking can lead to improved community well-being, higher property values, and increased civic engagement. By focusing on the unique characteristics of each place, we ensure that development efforts resonate with local residents and reflect the community's identity and heritage.

## FUTURE PLANS AND GOALS FOR COMMUNITY DEVELOPMENT:

- **Expand Program Reach:** Increase the scope of community development projects to include more areas and address additional needs. By broadening our efforts, we aim to bring more communities the benefits of well-rounded development initiatives.
- **Enhance Community Engagement:** Foster greater community involvement through outreach and collaborative initiatives. Strengthening community ties and encouraging active participation are essential for the success and sustainability of our projects.

## LINKING HOUSING, ECONOMIC DEVELOPMENT, HISTORIC PRESERVATION, AND COMMUNITY DEVELOPMENT

At NCRDC, we recognize that these four elements are interconnected and essential for creating thriving communities. Our housing preservation efforts ensure that residents have safe, affordable places to live while maintaining the historical integrity of our neighborhoods. Economic development projects stimulate local economies and provide job opportunities. Historic preservation protects our cultural heritage and attracts tourists, boosting local businesses. Community development projects enhance public spaces and services, making our towns more livable and vibrant. Through these integrated efforts, we create places that people are proud to call home. Our work not only addresses immediate challenges but also builds a foundation for long-term prosperity and community well-being. By focusing on placemaking, we ensure that our initiatives are sustainable and have a lasting positive impact on the communities we serve.

By embracing a holistic approach to community development that interweaves housing, economic growth, historic preservation, and vibrant public spaces, NCRDC fosters an environment where people can flourish, businesses can thrive, and heritage is preserved for future generations. This comprehensive strategy is essential for building resilient, attractive, and sustainable communities.



# Thank You to Our Donors

Dr. and Mr. Alexander, Ticonderoga Animal Hospital	Dedrick's Tree Service	Company	Sun Community News
Elisha Bartlett	Dockside Landing Marina	Linda Cunningham	Susan Beadle
John and Joanne Bartlett	Dorny Park and Wildwater Kingdom	M. Agnello Home Services	Susan Hayes
Richard and Carol Barnwell	Douglas and Pamela Chase	Margaret Staudter	Sylvamo
Stu and Tracey Baker	Ed and Deb Bouillianne	Margaret Wood	Tabitha Hubbard
Seddon Beaty	Ed and Denise Prochownik	Mariann Rapple	The Barn at Lord Howe Valley
William and Maria Beird	Ed and Mary Jane Meehan	Mark Wright	The NY Giants
5 Nations Golf	Elizabethtown Community Hospital	Mary Jane Lawrence (Beauty Counter)	The Sagamore Resort
Adirondack Flag Project	Ellen Stroessner	Meagen Moses	The Vermont Teddy Bear Factory
Adirondack Foundation Board of Trustees	Enid Engler	Meraki Hair and Beauty Studio	The Wild Center
Adirondack Trading Post	Escape LG	Michael and Mary Louise Coleman	Ti Automotive
Advanced Auto	Essex Industries	Michael Moser	Ticonderoga Arts Gallery
Alpine Lake RV Resort	Fort Ticonderoga	Montcalm Liquors	Ticonderoga Co-Op
Anonymous Donor	Fox and Fern	Annie McDonald	Ticonderoga Elks Lodge 1494
Bains Sunoco	Fred Holman	Joan Hier	Ticonderoga Golf Course
Barbara Cook Agency, LLC	Geraws OK Septic Services	Scarlett Merfield	Ticonderoga Historical Society
Best Western Plus of Ticonderoga	Gerald and Joyce Cooper	Stephanie DeZalia	Ticonderoga Heritage Museum
Best Westernn Adirondack Inn	Grit and Grace Skincare by Kara	Naturally Thyme	Tom and Charlene Schaffer
Bodettes Barbecue	High Peaks Resort Lake Placid	North Country Nutrition	Thomas and Jill Cunningham
BMO Financial Group	Howard Crusey	Northern Washington County Trailblazers	Tonys Ticonderoga Sports Inc
Blees	Jake Crowe (DJ Jazzy Jake)	Ockrin Brothers Tree Service	Town of Putnam
Bob and Jan Whitaker	James and Sherrie Schaffer	Optics of Ticonderoga	Town of Ticonderoga
Burleighs Luchenotte	James Kloiber and Stephanie Wagoner	Oscars Smokehouse	Trail North
Builders First Source	James Reale	Paradox Brewery	Trombles Greenhouse and Gift Shop
Capital Repertory Theatre	Janet and Chris Mallon	Pasquales Resturant and Bar	Uncle Ezras Attic Sales
Cathy Allen	Jeanene Wilson	Peter and Lynne Reale	UVM Elizabethtown Community Hospital
Chattie Van Wert and Arthur Hatfield	Jennifer & Edward Facticeu	Punky Noodles	Walmart
Children's Museum at Saratoga	Jerry Wein	Revolution Rails Co	War Cannon Spirits
Chris Clark	John and Lin Burgess	ROOST	Westport Golf Course
Christophers Chevrolet-Buick, Inc	John and Louise Rourke	Saratoga Casino -Hotel	Whitney and Garrett Lee
Community Bank	John Bartlett	Seymours Resturant	Windchill
Costco	John & Lynne Lenhart	Six Flags Great Escape	Xtraordinary Book Club Wine Basket
Curtis Lumber	Kathleen Reale	SkyZone	
Daphne Dor-Ner	Katie and Ash Alexander	Small Town Boutique	
David and Shirley Woods	Kelly Carey	Silver Bay YMCA	
	Kristin Mack	Stewarts Shops	
	Lake George Steamboat	Stormy Layne LLC	

# Annual Sponsorship Levels 2024-2025

## LEVEL 1 - \$50 PRIDE MEMBER

Invitation to our Annual Meeting, lapel pin, and a 15% discount on Wine and Swine 2023 tickets. Access to PRIDE newsletter and emails, annual report recognition, and website recognition.

## LEVEL 2 - \$100 GOOD NEIGHBOR

Invitation to our Annual Meeting, lapel pin, one (1) complimentary Wine and Swine 2023 ticket, and recognition as a Sponsor in the 2023 program, on PRIDE's website, and on our social media channels. In addition, you will receive the perks listed above as well as grant technical assistance for your businesses.

## LEVEL 3 - \$250 HOUSE BUILDER

Invitation to our Annual Meeting, lapel pin, two (2) complimentary Wine and Swine 2023 tickets. You will be listed as a sponsor in/on the following: the 2023 Wine and Swine program, PRIDE's website, PRIDE t-shirt, print media, and our social media channels, and receive the perks above.

## LEVEL 4 - \$500 STREET BUILDER

Invitation to and recognition at our Annual Meeting, lapel pin, and four (4) complimentary Wine and Swine 2023 tickets. You will be listed as a sponsor in the 2023 Wine & Swine program, on PRIDE's website, on our PRIDE t-shirt, in print media and our social media channels, and receive the perks above.

## LEVEL 5 - \$750 COMMUNITY BUILDER

Invitation to and recognition at our Annual Meeting, lapel pin, and six (6) complimentary Wine and Swine 2023 tickets. You will be listed as a sponsor in the 2023 Wine & Swine program and on PRIDE's website, receive an invitation to a ribbon cutting, receive ad space in "Lake George Living" magazine, and receive the perks above.

## LEVEL 6 - \$1,000 FOUNDER'S CIRCLE

Invitation to and recognition at our Annual Meeting, lapel pin, and a reserved table for 8 guests at Wine and Swine 2023. Additionally, you will be listed as a sponsor in the 2023 Wine & Swine program, on PRIDE's website, receive a certificate for an advertisement in the SUN, as well as the above perks.

## STUDENT AMBASSADOR: 1 HOUR

Requires min. 1 volunteer hour with PRIDE of Ticonderoga, Inc. Student Ambassador perks: PRIDE lapel pin, letter of recommendation, and website recognition.



# Staff Bios



**Nicole Justice Green** | *Executive Director*

Nicole Justice Green has worked in the non-profit and education sector since 2014, most recently with the Colonial Williamsburg Foundation in Virginia. She holds a Bachelors and Masters degree in History and Teaching from Christopher Newport University and is a former Fulbright-Gilman scholar. Nicole also serves as the chair of the Rural Housing Coalition's Government Affairs Committee for all of New York State. During her two years at PRIDE, she has secured and administered over \$14 million in grant funding, demonstrating her commitment to bringing affordable housing to Essex County. Nicole lives in Ticonderoga with her husband, Cameron, and their five children. She is a passionate advocate for her community, focusing on public health issues such as lead-based paint remediation and food insecurity, and is committed to addressing the affordable housing crisis and supporting Ticonderoga's economic development.



**Jeanene Wilson** | *Grant Programs Manager*

Jeanene Wilson has over 30 years of organizational management experience. She holds an Associate degree in General Studies and a certification in Aerospace Ground Equipment Maintenance. Jeanene has extensive knowledge in housing restoration, lead-based paint remediation, and assistance program application processes. She was promoted to Housing Program Specialist in September 2022. Jeanene lives in Putnam with her husband, Darrell.



**Katie Long** | *Grant Administrator*

Katie Long holds a PhD in Sociology from the University at Albany, SUNY, with a focus on family sociology, gender studies, environmental justice, and demography. Originally from Pennsylvania, she completed her BA in Sociology at Kutztown University. Katie moved to the Adirondacks after completing her master's degree in 2017 and lives there with her husband, Zach, and their daughter, Brooklyn. She is dedicated to promoting socioeconomic equality and community development through grant programs.



**Nicki teRiele** | *Executive Assistant & Office Manager*

Nicki teRiele has over twenty-four years of customer service experience and holds an associate degree in human resources, along with a cosmetology license. She is an active member of the Ticonderoga Farmers Market and serves as an ambassador for the Ticonderoga Area Chamber of Commerce (TACC). Nicki is passionate about advocating for affordable and safe housing and lives in Ticonderoga with her husband, Steven.

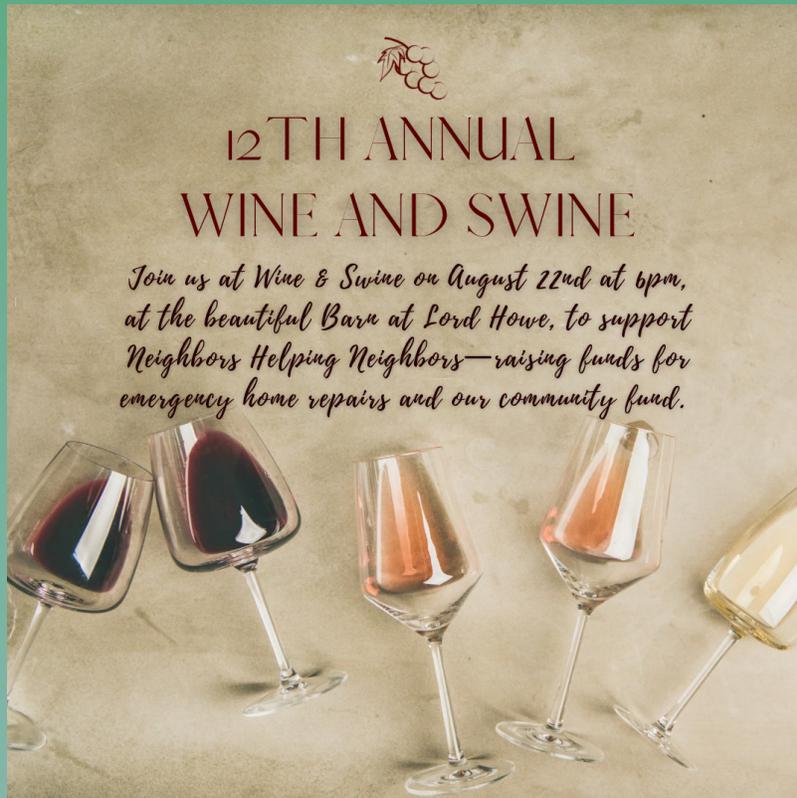


**Glenn Swajger** | *Construction & Codes Manager*

Glenn Swajger has over 35 years of experience in the construction industry and holds graduate and postgraduate degrees from the New Jersey Institute of Technology in International Marketing Management and Manufacturing Systems Engineering. He has been recognized with four United States patents and has held positions with global corporations such as Pfizer, Stryker, and Johnson & Johnson. Glenn lives in Ticonderoga with his wife, Jennifer, and their three college-bound sons. He is actively involved in the community, including founding Better Bones and Joints, Inc. and managing a contractor business and home inspection service.

## INVITATION TO WINE AND SWINE

We cordially invite you to join us at our annual Wine and Swine event on August 22 at the Barn at Lord Howe Valley. This event supports our Neighbors Helping Neighbors and Community Fund. To purchase tickets, please call our office at 518-585-6366 or email us at [info@prideofticonderoga.org](mailto:info@prideofticonderoga.org).



## CONTACT INFORMATION

For more information, please visit our website at [www.northcountryruraldevelopment.org](http://www.northcountryruraldevelopment.org). Please note that Pride of Ticonderoga's website is being deactivated and moved over to this new site. Stay connected with us through our social media channels for the latest updates and event information.



**North Country**  
RURAL DEVELOPMENT COALITION