

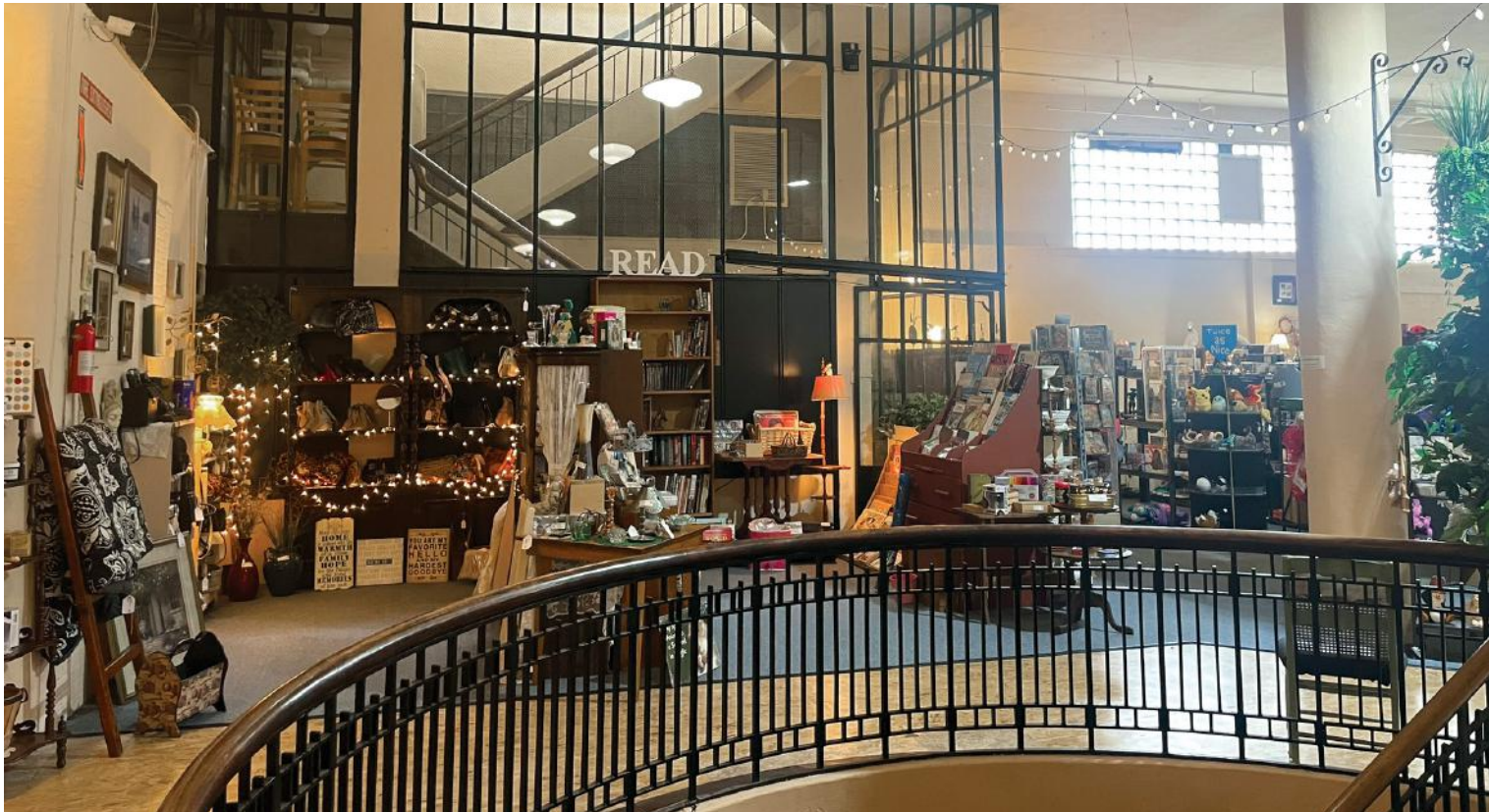
HerkimerBOA

Revitalization Report

April 2026

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PROJECT TEAM

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Lead Project Sponsors

The Herkimer BOA is sponsored by the Village of Herkimer, with funding provided by the New York State Department of State (DOS) through the BOA Program. The project was led by the Village of Herkimer with guidance and support provided by a community-based Advisory Committee including residents, business owners, the Herkimer County IDA, and Village representatives who were vital in developing the plan.



Introduction

The Herkimer Brownfield Opportunity Area (BOA) is a planning initiative that sets a long-term vision for an approximately 33-acre area in the heart of the Village of Herkimer. The study area encompasses much of the historic downtown core of the Village, centered around North Main Street between Albany Street/ State Street to the south and German Street to the north. The compact area, which was once a bustling commercial corridor has been suffering from disinvestment and increased vacancies in recent years. Herkimer, a Downtown Revitalization Initiative (DRI) Round 7 community, is about to be infused with \$10 million in State investment to advance near-term transformational public and private projects within and adjacent to the BOA study area. Building on this investment, this BOA planning effort sought to tackle hurdles to long-term continued investment within the study area.



HerkimerBOA

Executive Summary



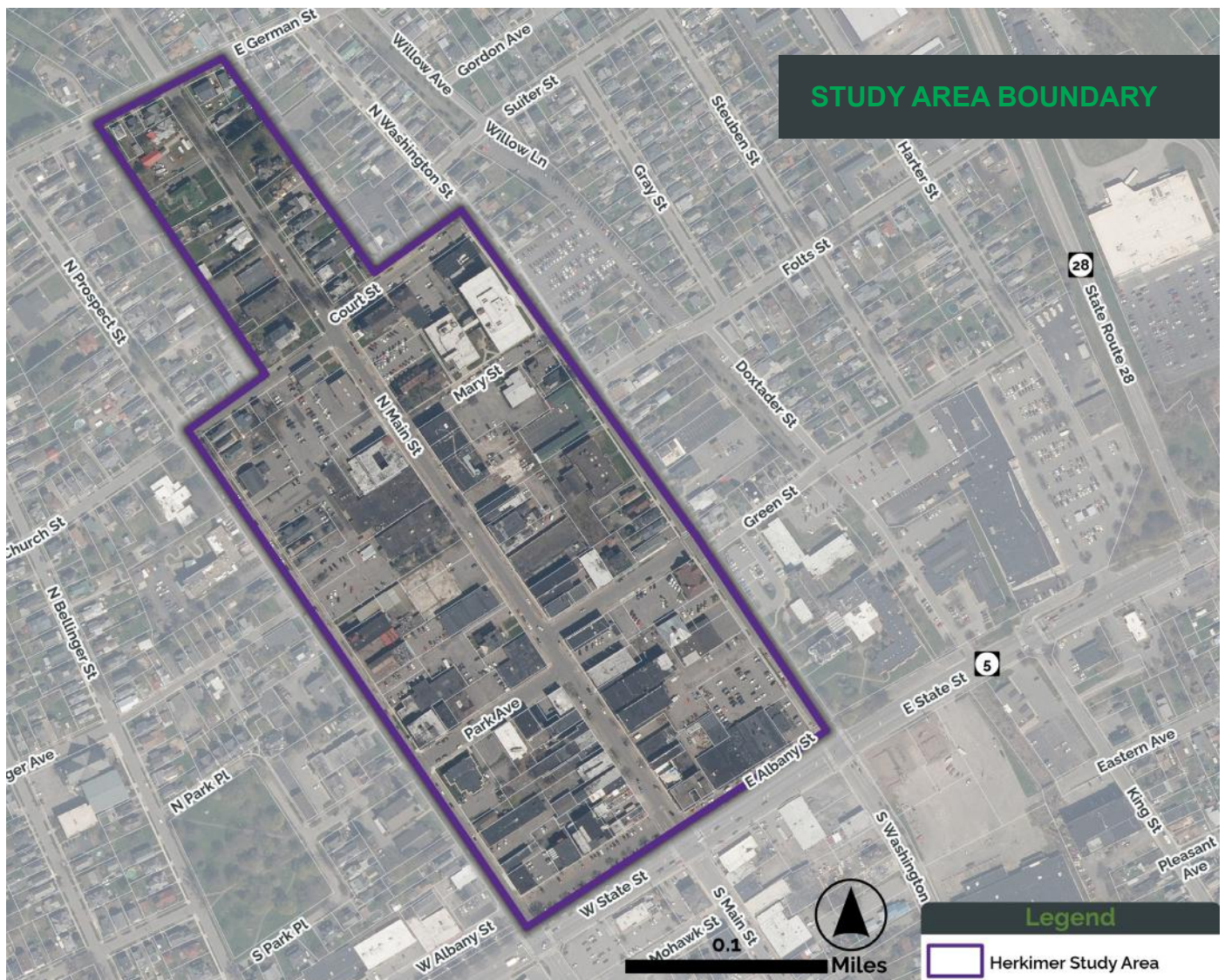
STUDY AREA

The Herkimer BOA study area is a compact area centered around North Main Street in downtown Herkimer, comprising approximately 133 parcels and covering about 33 acres. The historic core of the Village's downtown, the area today is associated with a high concentration of underutilized and vacant sites.

The study area is bounded by German Street to the north and Albany Street/State Street to the south. State Street is the area's busiest corridor, carrying over 5,000 vehicles daily. German Street is primarily residential and provides connections to the Herkimer School District and Herkimer County Community College (HCCC), the Village's main educational institutions. North Main Street, the historic commercial corridor, runs through the center of the study area and features commercial storefronts, mixed-use buildings, the Village library, government

services, and several historic sites. While the area serves as the visual and functional center of the Village, it also contains a significant number of vacant and underutilized parcels, offering key opportunities for revitalization.

The study area also falls within the boundaries of - and builds on the momentum of - the Village of Herkimer Downtown Revitalization Initiative (DRI). The DRI Strategic Investment Plan (SIP) identified several transformational projects for near-term implementation, including streetscape improvements, building rehabilitations, and branding initiatives. Work on these transformational projects is set to be completed in the coming years. Despite this progress and investment, several sites within the study area remain vacant or abandoned and present both short- and long-term redevelopment opportunities to further advance downtown Herkimer's transformation.



VISION AND GOALS

The vision and goals for this BOA were developed through the DRI SIP planning process. Because these projects coincide so closely, with overlapping timelines and a focus on the same centralized area, the BOA Advisory Committee chose to build from the existing publicly informed DRI vision for the BOA project. Both the DRI and BOA will work in tandem to accomplish the same vision and goals for the Village of Herkimer.

Vision

A vision statement is a forward-looking, aspirational statement that reflects the values and priorities of a community. It is a declaration of what residents would like their community to look like in the next 10-20 years. It serves as the foundation upon which a plan is built and helps to orient goals and recommendations. The following vision was developed as part of the DRI SIP and was reconfirmed by the BOA Advisory Committee:



Set in the heart of the Mohawk Valley Region, framed by the fertility and natural beauty of the Mohawk River, Erie Canal, and West Canada Creek, the Village of Herkimer is a jewel with multiple facets. The pedestrian friendly Main Street corridor is a brilliant mix of modern amenities, greenways, historic architecture, and art that builds on Herkimer's manufacturing, food production, and basketball legacy. From the eclectic retail and entertainment district where residents and visitors alike visit specialty shops and dine at unique restaurants, to the numerous cultural and recreational opportunities for all ages, including a visit to the nearby world-famous diamond mine or a leisurely stroll to the waterfront, Downtown Herkimer is an ever-evolving community with a respectful historic presence.



Goals

In addition to the vision statement, the Herkimer community developed five goals during the DRI planning process that the Herkimer BOA Advisory Committee retained as an organizational framework for the BOA Plan.

- 1 Economic Development:** Bring needed jobs and economic development to Herkimer's downtown and grow the tax base.
- 2 Cultural and Historic Assets:** Enrich Herkimer's heritage and cultural downtown experience.
- 3 Infrastructure:** Improve gateways and pedestrian-oriented streetscapes while preserving the historic charm of downtown.
- 4 Tourism:** Grow Herkimer's tourism-based economy
- 5 Mixed-Use Development:** Increase commercial and housing opportunities through mixed-use development.

COMMUNITY PARTICIPATION

The BOA program is guided by public input to collaboratively develop recommendations and policies that address development constraints and community challenges.

The Herkimer BOA public engagement process sought to build from the successes of the DRI engagement process rather than duplicating those efforts. The approach was generally focused on engaging stakeholders that were underrepresented in the DRI planning process and creating excitement about the downtown’s potential future amongst developers, investors, and the general public. Public engagement efforts centered on reactivating downtown through high-visibility art installations, collaborating with local tourism partners, involving students, and gathering feedback on downtown concepts and recommendations.

Community Participation Plan

The planning process began with developing a Community Participation Plan to ensure that the public and all interested stakeholders had multiple opportunities to provide input throughout the planning process. The plan outlined various forums and outreach methods used to engage the community and served as a guiding framework to drive community participation in the plan.

Advisory Committee

At the outset of the project, the Village established an Advisory Committee (“Committee”) to represent the interests of the community and the study area. The Committee included the Village Mayor, Herkimer County IDA representatives, residents, a representative from Herkimer BOCES, business owners, and a member of the DRI LPC committee to provide continuity between the two plans.

Property Owner Interviews

Working with the Committee, the consultant team identified property owners and business owners in the community to interview one-on-one. These interviews focused on understanding existing and potential future uses of their properties and identifying constraints to development that may exist in the community today.

Student Engagement

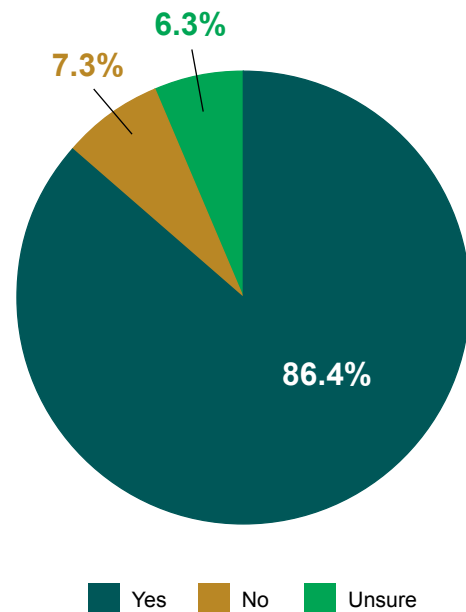
Recognizing students as important stakeholders, the Committee prioritized their involvement in developing the plan. The project team engaged students at HCCC through surveys and discussions about their experiences and ideas that would increase their time spent in the BOA area. Additionally, live polling surveys were conducted during assemblies with all middle and high school students in the Herkimer School District.

STUDENT SURVEY

What types of businesses and services are most needed in the Village?



Would you spend more time in the Village if those businesses/services were there?





Tourism Stakeholders

The Committee engaged local tourism stakeholders, including interviews with B&B and hotel owners and tourism-based businesses, to discuss the current state and needs of the industry. A survey of B&B and hotel visitors was also conducted to understand what attracts them to Herkimer.

Strategic Sites Tour & Installations

The project team designed eye-catching window installation in key buildings to showcase potential active uses, accompanied by details on the availability of the buildings themselves or conceptual plans for redevelopment. The installations were also the subject of a walking tour during the annual Mohawk Valley Brownfields Developer Summit, spotlighting redevelopment opportunities to inspire investment and energize the downtown landscape.

ANALYSIS OF THE STUDY AREA

Current conditions in the study area were analyzed to identify issues impeding revitalization and opportunities that could be leveraged to further the community's goals for the area.

Key challenges to revitalization include:

- **Declining population** – The Village's population has decreased and aged at a faster rate over the past decade than the Town and County. The number of households in the Village has also significantly decreased, and households in the Village today are smaller than the surrounding geographies and are getting smaller.
- **High unemployment** – While unemployment levels in the Village have decreased, they remain higher than the County.
- **The need for zoning updates** – The study area's zoning, while recently updated, does not encourage mixed-use development.
- **Concentrated disinvestment** – Over half of the study area parcels (77) are vacant, underutilized, abandoned, and/or suspected brownfield sites and many are concentrated along North Main Street, the central spine of the study area.
- **Difficult to connect with property owners** – 80% of the study area parcels are privately owned, indicating a need to work closely with property owners to identify redevelopment opportunities. The notably high property transfer rates and prevalence of out-of-town property owners make contacting and coordinating with property owners increasingly difficult.
- **Several absentee landlords** – One-fifth of all study area parcels and over one-third of all vacant, abandoned, and underutilized properties are owned by property owners that own more than two parcels within the study area.
- **Potential archaeological hurdles** – All of the study area is sensitive to archaeological resources, indicating that further evaluation of the presence of artifacts may be necessary as part of future ground disturbance construction activities.
- **Aging infrastructure** – While the Village's wastewater treatment plant has sufficient capacity to support additional flows, due to the age and uncertain condition of parts of the sewer system, any redevelopment projects that increase sewer loadings will require case-by-case evaluations.

Opportunities in the study area include:

- **Opportunity sites** – Vacant parcels in the study area represent an opportunity for infill development.
- **Easy access to community amenities** – The study area includes a public library and government buildings, while recreational amenities, the community college, and the public school are all available within a short walk from the study area.
- **Rich history** – Downtown Herkimer's rich history provides a strong basis for placemaking and tourism.
- **Access to historic tax credits** – Five buildings within the study area are listed on the National Register of Historic Places and much of the rest of the study area is within an eligible Historic District.
- **Easily accessible location** – North Main Street, the central spine of the study area, is easily accessible from adjacent State Street, and has the potential to become a revived commercial corridor.
- **Abundant parking** – On- and off-street parking is available throughout the study area.
- **Planned investment to improve walkability** – The Village developed streetscape improvement plans for the study area that will be funded through the DRI and will significantly improve walkability in the downtown.
- **Available infrastructure** – The Village has sufficient water capacity to meet additional demand and is in the process of upgrading existing four-inch mains to improve the distribution system. Broadband providers are also in the process of upgrading infrastructure within the study area.
- **Minimal natural resource constraints** – The lack of floodplain, wetlands, water resources, and steep slopes within the study area confirms that there are no natural resource constraints on future development.
- **Market opportunities** – Demand for commercial space presents an opportunity to convert vacant and underutilized properties into space for businesses. There are also opportunities to further grow – and build on – regional tourism attractions and continue to provide much-needed housing.

RECOMMENDATIONS FOR REVITALIZATION AND DEVELOPMENT

The Revitalization Strategy builds on key findings of the study area analysis and identifies recommendations for reactivating underutilized sites and developing supportive policies to address constraints and leverage strengths for revitalization that aligns with the community's vision.

Strategic Sites

The Advisory Committee reviewed the inventory of brownfield, abandoned, vacant, and underutilized sites and prioritized the following “Strategic Sites” along the Village’s main commercial corridors and key community gateways:

- **Strategic Site 1 “The 100 Block”**: a collection of adjacent, abandoned buildings in the 100 block of Main Street including 115, 121, 131, 133, and 137 North Main Street.
- **Strategic Site 2 “The DEC Building”**: 225 North Main Street is currently a NYS Department of Environmental Conservation office, but will soon be vacant as they relocate their offices within the year.
- **Strategic Site 3 “Palmer House”**: The former Palmer House, a striking four-story 25,000-SF hotel built in 1889, stands as both a reminder of Herkimer’s rich downtown history and the need for revitalization of Main Street.
- **Strategic Site 4 “Munger’s”**: 138 North Main Street is a 1.3-acre lot made up of four connected buildings.










Revitalize Vacant and Underutilized Sites

The North Main Street corridor at the heart of the BOA area, has long served as the Village’s commercial and civic centerpiece. However, in recent years, the area has struggled with vacant and underutilized properties that detract from the vibrancy and economic health of the community. The challenge is not only the physical deterioration of many of these sites, but also their impact on the perception and functionality of downtown as a destination for residents, visitors, and businesses. To address this, the Village is committed to a strategy that reimagines key sites and emphasizes infill development, adaptive reuse, and rehabilitation, to bring new life to the properties. Four strategic sites have been identified to catalyze this revitalization, a key objective of the BOA program.

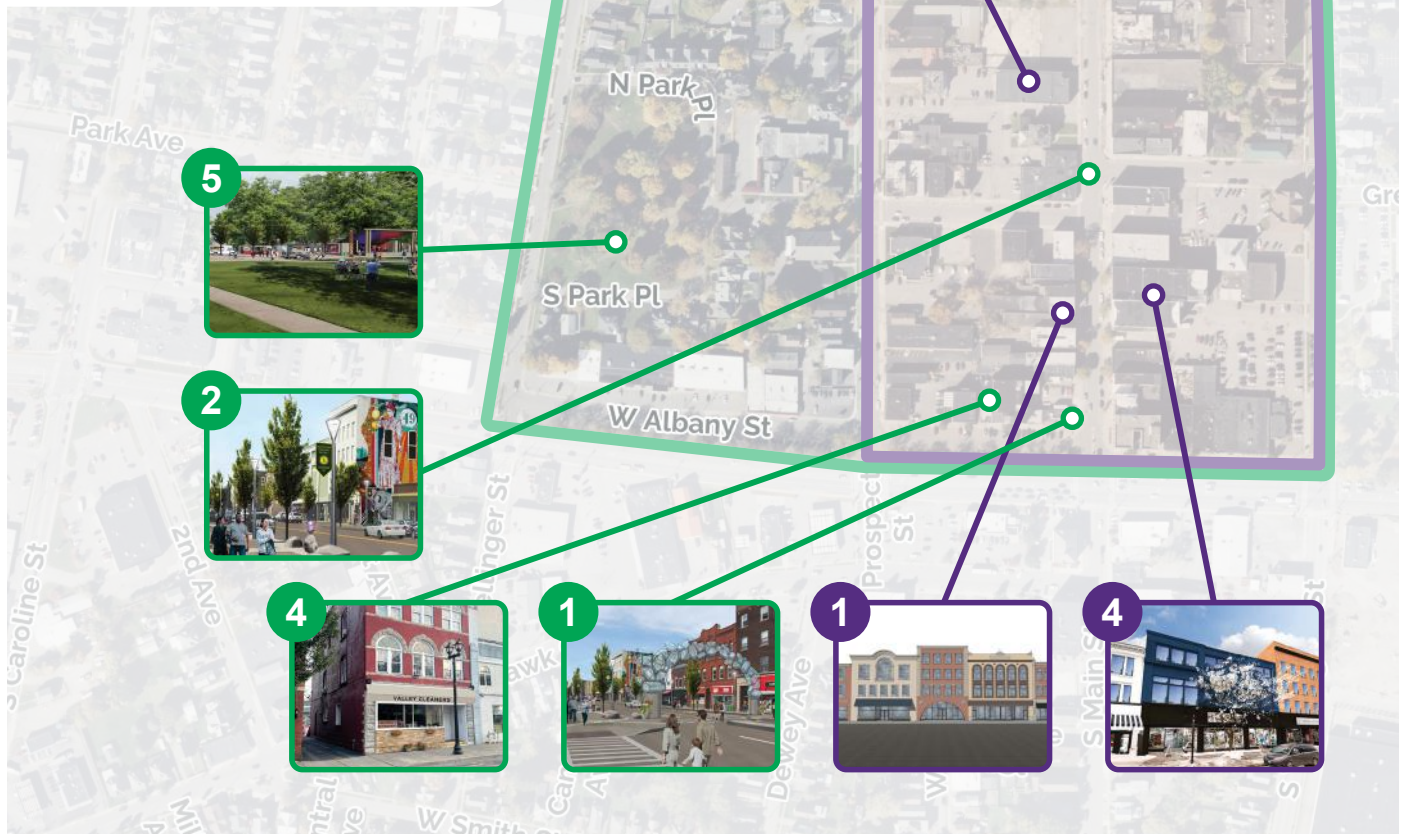
REVITALIZATION ACTIONS

 DRI Boundary

-  Enhance Village Streetscapes
-  Establish the Downtown Diamond District
-  Expand Local Dental Practice to Better Serve Veterans and Patients
-  Renovate Mixed-Use Building at 120 West Albany Street
-  Revitalize and Update Myers Park
-  Revitalize the Masonic Temple for Food and Commercial Business
-  Transform Heritage Access at the Herkimer County Historical Society

 Herkimer BOA Study Area

-  The 100 Block
-  The DEC Building
-  Palmer House
-  Munger's



Strategic Site 1 “The 100 Block”

These structures, which form a prominent gateway into the commercial core, have become liabilities due to their advanced state of neglect and structural instability. On their own, the parcels’ potential redevelopment opportunities are constrained; by combining the parcels, a redevelopment scenario that is more attractive to developers and financially feasible can be achieved. The recommended approach is to consolidate these parcels, demolish the existing buildings, and replace them with a new, contextually sensitive mixed-use development. The envisioned project would introduce 32 apartments and five retail spaces, designed to complement the historic character of the corridor with brick and metal façades. The new façade, envisioned as giving the appearance of multiple smaller row buildings to blend in with the surrounding context, would total 48,026 square feet, and a parking area could be provided on the rear of the site. This transformation would not only provide new housing and business opportunities but also initiate a significant revitalization development within a gateway of the downtown.

Strategic Site 2 “The DEC Building”

Its unique layout as a former auto-oriented use features garage doors and a large ramp inside and ample adjacent lot space, presenting an opportunity for adaptive reuse as a vibrant dining and entertainment venue. By reimagining the ground floor as a restaurant or brewery, bar, or distillery, with indoor-outdoor seating and recreation space, and converting the upper floor into event, arcade, and/or community space, the site can become a gathering point for residents and visitors, activating the corridor and supporting nearby businesses.

Strategic Site 3 “Palmer House”

Formerly used as dormitories and single-room occupancy (SRO) housing with retail on the ground floor and currently vacant, the building’s imposing presence on Main Street makes it a natural candidate for reuse. The vision for this site calls for restoring the ground floor as three retail storefronts and converting the upper level SROs into approximately 20 modern apartments. To do so would require significant building upgrades, including updating infrastructure, creating in-unit bathrooms, and installing an elevator. This recommended reuse strategy would not only preserve a significant historic asset but also provide new energy and economic activity in the heart of the Village.

Strategic Site 4 “Munger’s”

The complex currently houses a market and a brand-new restaurant, serving as one of the few active anchors on Main Street. There was a former theater on the upper floors, which is still partially intact in the building. The property owner has already begun to build momentum at the site, and there is an opportunity to support further expansion of the active spaces. The vision for this site includes maintaining the existing restaurant and retail spaces on the ground floor and adding a basement level ‘speakeasy’ among the old brick vaults in the building, a new apartment above the existing restaurant, and multi-use spaces on the upper floors, including event and community space, and a refurbished theater. Key upgrades also include reinstating elevator access throughout the building, restoring the façade, and opening up currently boarded up windows. By nurturing this site’s evolution, Herkimer can create a destination that draws both locals and visitors, reinforcing Main Street’s role as a hub of activity.

Other Sites

Beyond the four strategic sites identified by the Advisory Committee, the study area includes many additional vacant, abandoned, underutilized, and/or suspected brownfield sites. Several of these other sites are significant – such as the H.M. Quackenbush Facility, Bill’s School, and Masonic Temple. The Village benefits from the \$10 million investment of being a DRI Round 7 community, which will help transform and reactivate sites, such as the Masonic Temple. The Bill’s School property is also planned for revitalization, benefiting from the proactive approach that the Village and IDA take to tackling abandoned suspected brownfield properties. Properties such as the H.M. Quackenbush Facility have been the subject of significant previous planning, including as part of the DRI SIP process, but were not selected by the State for DRI funding. The Village and IDA should continue their collaborative approach to seeing these sites revitalized and will benefit from the catalytic impacts of the DRI and other planned projects that will be completed in the study area in the next few years.



Supporting Policy and Programmatic Recommendations

To support the continued revitalization of the BOA study area and greater Village, a series of policy and programmatic recommendations were identified. The recommendations generally fall within five categories.

1. Market and Support Available Sites for Redevelopment

- Update the IDA's inventory of available sites
- Market available sites and celebrate active investment
- Continue pursuing partnerships with private and public entities
- Pursue historic district designation to access additional funding sources

2. Expand Village-Wide Tourism Initiatives

- Expand, support, and promote local festivals and events
- Advertise existing businesses and events
- Pursue additional accommodation options
- Engage local artists to further promote downtown

3. Update Zoning and Design Standards

4. Support Access to Quality Housing

5. Attract New Residents to the Village





Herkimer BOA

Project Background

The Brownfield Opportunity Area Program

The Brownfield Opportunity Area (BOA) program was established in 2003 as a part of the NYS Superfund/Brownfield Law (GML Article 18-C, Section 970-r) to provide municipalities and community-based organizations with necessary financial and technical assistance to complete area-wide revitalization plans for communities impacted by the presence of suspected brownfields and environmental hazards.

Goals of the program include:

- Assessing the full range of community redevelopment opportunities posed by a concentration of suspected brownfields.
- Building a shared community vision for the reuse of strategic sites and actions to achieve community revitalization.
- Coordinating and collaborating with local, State, and Federal agencies, community groups, and private-sector partners to identify and implement solutions and leverage investments.

Since it was developed, the BOA program has evolved beyond only suspected brownfields to now focus more generally on underutilized, vacant, and abandoned sites and opportunities to spur investment in these areas.

The BOA program is a multi-step process that begins with a BOA Plan, which creates a roadmap to return underutilized sites in the community to productive use. The goal of the Plan is to identify the opportunities and challenges posed by the sites, present a clear and attainable community vision, and pinpoint key redevelopment opportunities. When a BOA Plan is complete, a community may request BOA designation by the Secretary of State. This official designation allows developers who are participating in the voluntary Brownfield Cleanup Program to receive a tax credit “bump-up” to redevelop the sites in a manner that is consistent with the community’s vision and Secretary approved plan. Designated BOAs also receive priority and preference for some State grant programs and access to additional funding through NYS Department of State (NYS DOS) to undertake pre-development activities and Phase II Environmental Site Assessments.

BOA designation demonstrates community support for the goals outlined in the plan. This removes risk and uncertainty ordinarily associated with investment in a transitional or marginal market by assuring potential developers that their investment is part of an overall plan for the revitalization of the area.



PURPOSE OF THIS PLAN

The purpose of this plan is to build on the existing planning that has been done in the Village of Herkimer through the DRI program to further identify a long-term plan for the revitalization of the Village, including redevelopment of several strategic sites in the study area. The Herkimer BOA meets the requirements established by NYS DOS, but is also specifically tailored to the needs of the Village of Herkimer, as captured in the plan's overarching goals.



Plan Terminology

Throughout this plan, several terms are used to describe strategic sites and locations within the study area. The following are some definitions of the terminology used, including how the terms brownfield, brownfield site, and suspected brownfield are used and differentiated in the context of this plan.

“Brownfield Site”

As defined by NYS Environmental Conservation Law Section 27-1405, “a brownfield site” or “site” shall mean any real property where a contaminant is present at levels exceeding the Soil Cleanup Objectives or other health-based standards, criteria, or standards adopted by the New York State Department of Environmental Conservation (DEC) based on the reasonably anticipated uses of the property. For a description of real property excluded from this definition see NYS Environmental Conservation Law Section 27-1405 (Section 27-1405).

“Brownfield” & “Suspected Brownfield”

More generally, brownfields are properties where expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Within a BOA plan, the term “brownfield site” as defined in Section 27-1405 will be qualified by using “suspected” to include properties where evidence of contamination above threshold levels has not been confirmed. Known or suspected brownfield sites will be referred to as “brownfields” throughout this BOA Plan.

“Vacant”

Any property that is vacant, has no apparent current use, and does not contain structures.

“Abandoned”

Any property that is vacant, has no apparent use and does contain structures.

“Underutilized”

Any property that is currently used, but the use is considered to be less than the property’s highest potential based on the underlying zoning. This designation is more suggestive and is based primarily on field reconnaissance, and input from the Advisory Committee.



Herkimer BOA

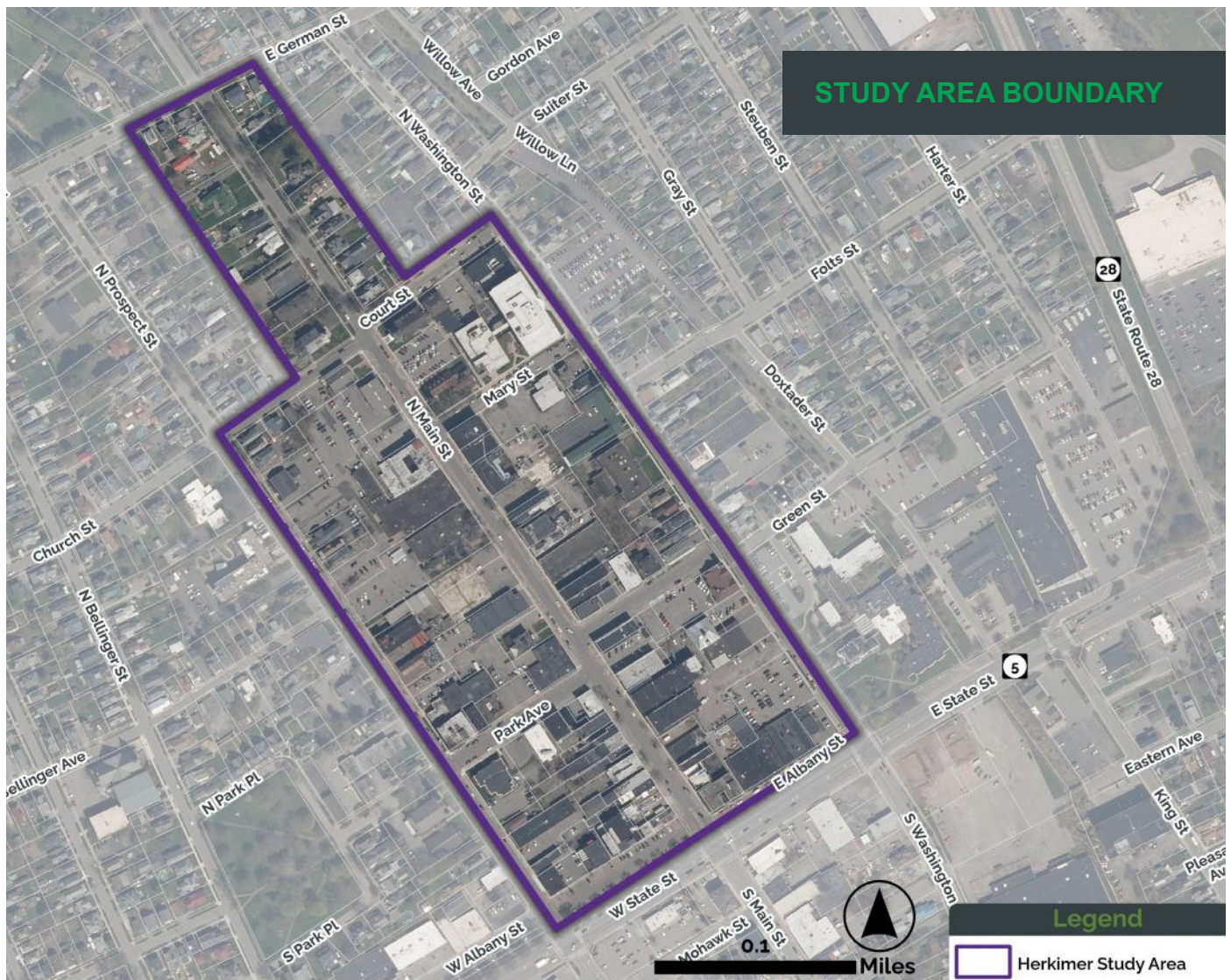
Herkimer Community Context & Regional Setting

STUDY AREA BOUNDARIES

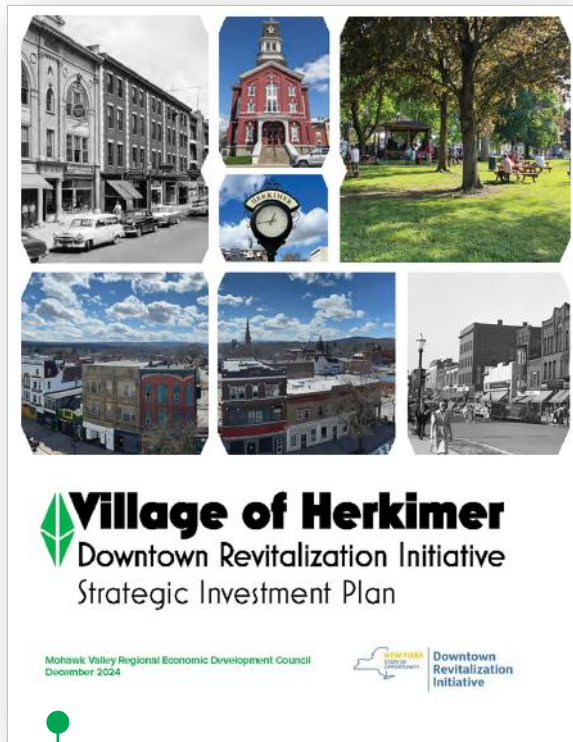
The Herkimer BOA study area is located in the Village of Herkimer, the county seat of Herkimer County, New York. Situated in the Mohawk Valley and extending into the South-Central Adirondack region, Herkimer County borders Fulton, Montgomery, Otsego, Oneida, Lewis, Saint Lawrence, and Hamilton Counties. The County is made up of one city (Little Falls), seven towns, and four villages, with its southern portion bisected by major transportation routes, including the New York State Thruway adjacent to the Village of Herkimer.

The Village of Herkimer, a 2.6-square-mile community of approximately 7,200 residents, lies along the Mohawk River in the southern section of the County. Adjacent to the Villages of Ilion and Frankfort to the west, Mohawk to the south, and the City of Little Falls to the east, the Village serves as a regional hub. Its economy is supported by agriculture, manufacturing, and tourism, bolstered by proximity to the Adirondack foothills and Central New York's major thoroughfares.

The BOA study area focuses on a compact 33-acre zone around North Main Street in downtown Herkimer, encompassing 133 parcels. Bounded by German Street to the north and Albany Street/State Street to the south, the area includes four cross streets (Court, Mary, Park Avenue, and Green) that frame the primary commercial corridor. North Main Street features mixed-use buildings, several storefronts, historic sites, local and County government services, and the Village library. German Street connects to Herkimer County Community College (HCCC), a key educational institution, and local schools. Albany Street parallels State Street, which sees over 5,000 daily vehicles. Despite its central role, the area contains a concentration of underutilized and vacant parcels, presenting strategic revitalization opportunities.



RELATED PLANNING STUDIES AND EFFORTS



Herkimer DRI Strategic Investment Plan



The Herkimer DRI Strategic Investment Plan (SIP) was completed in 2024 and was led by a Local Planning Committee (LPC). The plan focused on a study area that encompasses the entire BOA study area, in addition to extending one block to the west (to Bellinger Street) to encompass Myers Park. The community-led planning process included a vision and goals for revitalizing downtown and identified catalytic projects that were recommended for the \$10 million in DRI funding. In May 2025, the selected DRI projects were announced by Governor Hochul. The selected projects are:

- **Enhance Village Streetscapes:** Enhance streetscapes in the “Diamond District” by creating a gateway arch at the intersection of Main Street and Albany Street to welcome visitors, improving multimodal transportation networks, and adding streetscape amenities.
- **Revitalize the Masonic Temple for Food and Commercial Business:** Complete a full renovation of the former Masonic Temple on Main Street to create a modern, multi-purpose incubator space with a NYS-certified commercial kitchen for food startups, co-working and tenant office space, and community and event space.
- **Revitalize and Update Myers Park (outside of the BOA study area):** Construct a multi-purpose building with an outward facing performance space and restrooms in Myers Park; enhance outdoor seating, lighting, and landscaping; restore the historic fountain; and improve walkways and connectivity to surrounding neighborhoods.
- **Transform Heritage Access at the Herkimer County Historical Society:** Upgrade the Historical Society buildings to create accessible, functional spaces that protect historical artifacts and enhance community engagement. The project will install an elevator, improve storage and access to historic collections, and complete interior renovations to support events and programming.
- **Create a Herkimer DRI Small Project Fund:** Provide small businesses, non-profits, and property owners in the DRI area with small grants for business assistance, technical assistance, public art, façade restoration, and/or building renovation for commercial and mixed-use spaces.
- **Establish the Downtown Diamond District:** Establish a unique local branding and marketing campaign for Herkimer’s “Diamond District”, with unified signage, branding elements, and public art throughout the DRI area, as well as an online marketing presence.
- **Renovate Mixed-Use Building at 120 West Albany Street:** Revitalize a mixed-use downtown building through interior and exterior improvements to ensure the small business’s continued viability as a key service provider for Herkimer’s residents, as well as area businesses and institutions.
- **Expand Local Dental Practice to Better Serve Veterans and Patients:** Build an addition on a local dentist office at 314 North Prospect Street to create new operatories and facilities that will improve access to dental care for residents and veterans in the region.

DRI & BOA STUDY AREAS



Legend

-  Herkimer BOA Study Area
-  DRI Boundary



Village of Herkimer Master Plan 2020

The Village of Herkimer Master Plan 2020 was developed to provide a long-term vision for the future of the Village, offering a strategic framework for sustainable growth and community revitalization. The plan outlines a series of goals and implementation strategies designed to guide municipal decision-making and support ongoing planning efforts. It also establishes a foundation for leveraging State and Federal resources in support of the Village’s development priorities.

Key objectives of the Master Plan include:

- Developing coordinated strategic plans for targeted investment and revitalization across the Village;
- Providing direction and support to the Village Planning Board and Zoning Board in evaluating and adopting a revised zoning framework;
- Identifying and pursuing competitive grant opportunities at the State and Federal levels; and
- Engaging the Herkimer County Industrial Development Agency (IDA) and other regional partners to advance shared development goals.

Strategic Redevelopment Plan for North Main Street

The Strategic Redevelopment Plan for North Main Street, authored by Delta Engineers, Architects, & Land Surveyors in 2020, was commissioned by Herkimer 9, LLC to provide a comprehensive vision for revitalizing North Main Street and supporting economic growth in the Village of Herkimer. The intent of the report was to guide phased redevelopment that enhances historic assets, improves infrastructure, attracts investment, and reestablishes downtown as a vibrant commercial and cultural center. Key strategies include:

- Focusing on adaptive reuse of historic buildings to serve as anchors for new retail, dining, and entertainment options;
- Improving public spaces, walkability, and connections to recreational assets like the Mohawk River and Erie Canal; and
- Attracting both private and public investment to catalyze further development and job creation.

The report highlighted the need to address challenges such as vacant properties, underutilized infrastructure, and limited amenities. It envisioned downtown Herkimer as a destination for residents and visitors offering a mix of shops, restaurants, cultural venues, and public gathering spaces that reflect the area’s unique history and support long-term economic vitality. The plan is broken into three main phases: the first is for commercial core development through a series of site development, demolition, new construction and renovation projects; the second is for restoration and development of historic properties; and the third is for the North School.



EPA Assessments

The Herkimer County IDA has been successful in securing and implementing multiple US Environmental Protection Agency (EPA) Revolving Loan Funds (RLFs) and Community-Wide Assessment Grants in Herkimer County. This funding has supported the completion of dozens of Phase I and Phase II Environmental Site Assessments (ESAs) across Herkimer County, including several within the BOA study area. The information from this work effort was fundamental in identifying suspected brownfields in the study area.

Survey of Historic Resources Report

The Survey of Historic Resources: North Main Street Corridor, Herkimer was prepared in September 2016 for the Herkimer Historic Preservation Commission, with funding from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The primary intent of the report was to conduct the first intensive-level survey of historic resources along the North Main Street corridor, with the goal of identifying and defining areas suitable for local and/or National Register historic district designation. This effort was undertaken to recognize, preserve, and potentially leverage the corridor's architectural and historical significance for community revitalization and heritage tourism.

The survey area encompassed about 140 properties, covering both commercial and residential sections of North Main Street and adjacent streets. The report found that the area retains strong historic character and integrity, despite some alterations and non-contributing structures. The principal recommendation of the report is to pursue local designation with National Park Service Certification of the North Main Street Commercial Historic District. Specifically, the report recommended establishing two separate historic districts: a commercial district (south of the Four Corners) and a residential district (north of the Four Corners). Official designation would help protect significant buildings, encourage appropriate rehabilitation, and make properties eligible for State and Federal tax credits. The report also recommended implementing design guidelines. Overall, the survey provides a foundation for historic preservation efforts and supports strategies to enhance the cultural and economic vitality of downtown Herkimer.





Herkimer BOA

Community Participation

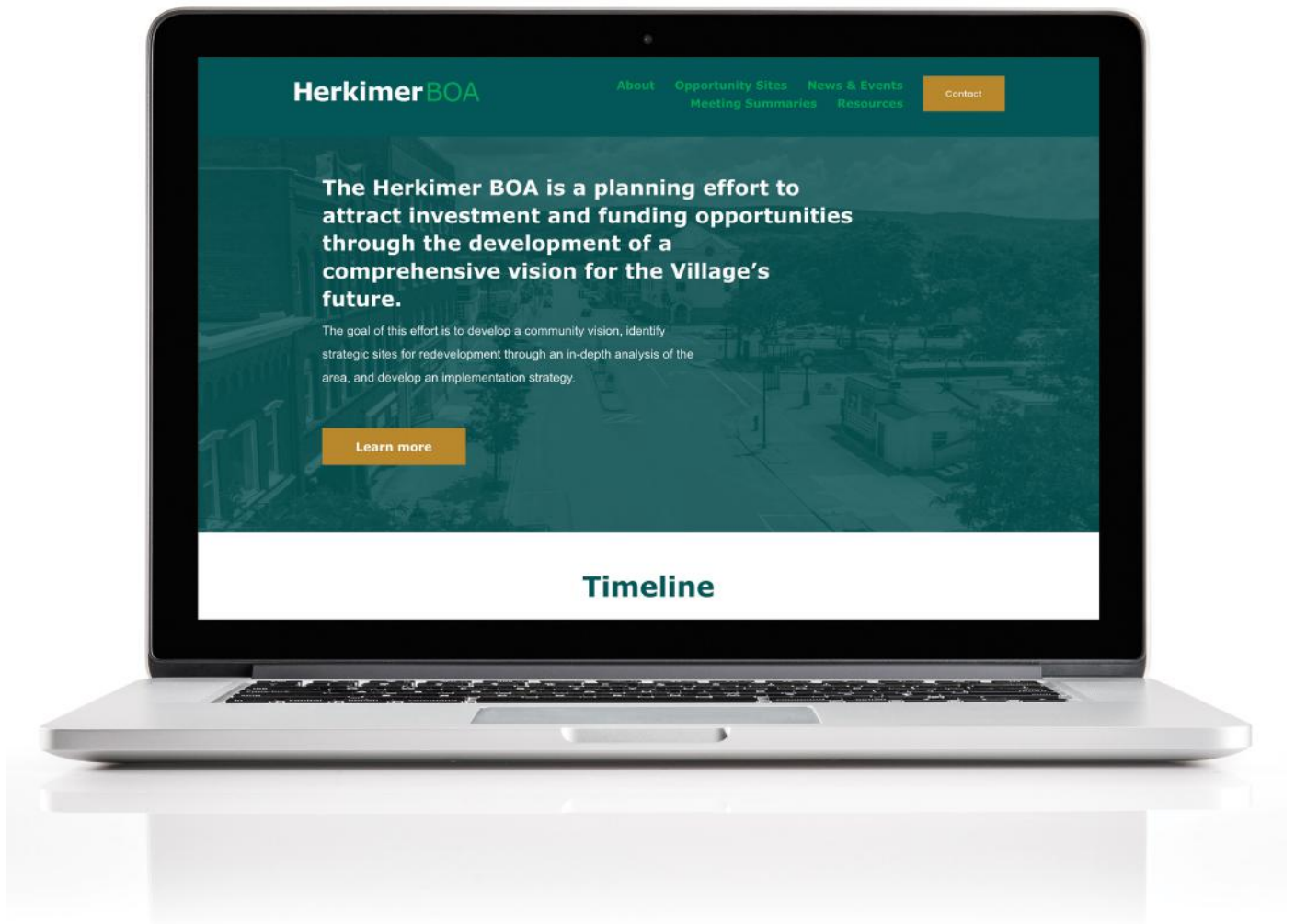
Community Participation Plan

Public engagement is at the heart of the BOA program, ensuring that recommendations and implementation strategies reflect a shared community vision. The planning process is structured to identify development constraints and opportunities through inclusive dialogue, ultimately shaping tools and policies that can unlock the area's potential. In Herkimer, the engagement strategy built upon the recent DRI planning process by intentionally targeting voices that were underrepresented in that earlier effort. Rather than replicate prior outreach, the BOA process focused on expanding the conversation—reaching out to new stakeholders, generating momentum among developers and investors, and inspiring community members to reimagine their downtown. High-visibility activities, such as art installations and student engagement, helped spark public interest, while partnerships with local tourism organizations helped amplify the effort. A Community Participation Plan guided this work, laying

out a range of forums and outreach methods to ensure broad and equitable input throughout the planning process. The following sections detail the specific strategies used to foster that participation and channel it into actionable recommendations. The Community Participation Plan, as well as detailed summaries of all community engagement activities, are included in [Appendix 2](#).

PROJECT WEBSITE & MEDIA

A project website was created to provide frequent updates on the plan and share resources and information. The website was updated throughout the planning process and included an opportunity for members of the public to reach out for comment or additional information through the contact portal. The launch of the project was shared on social media and with press contacts via news articles to further spread the word about the BOA.



ADVISORY COMMITTEE

At the outset of the project, the Village established an Advisory Committee (“Committee”) to represent the interests of the community and the study area. The Committee included the Village Mayor, Herkimer County IDA representatives, residents, a Herkimer BOCES representative, business owners, and a member of the DRI Local Planning Committee (LPC) to provide continuity between the two related plans.



SEPTEMBER 3, 2024

Kick-Off Meeting

- Overview of NYSDOS BOA program
- Established project priorities & timeline



OCTOBER 29, 2024

Meeting #2

- Review of draft inventory and analysis
- Review of draft public engagement
- Infrastructure analysis update
- Strategic site identification



DECEMBER 4, 2024

Meeting #3

- Discussion of student engagement results & property owner meetings
- Infrastructure analysis update
- Planning for tourism focus group discussions



JANUARY 30, 2025

Meeting #4

- Review of updated inventory & analysis document
- Results of structural business site visits & property owner meetings
- Planning for storefront installations on Main Street
- Strategic sites exercise



MARCH 27, 2025

Meeting #5

- Review draft concept plans
- Preparation for storefront installations and upcoming walking tour



JUNE 16, 2025

Meeting #6

- Reviewed and refined draft BOA plan
- Discussion of walking tour results
- Planning for final workshop

PUBLIC EVENTS

Building on the DRI

In July 2024, the BOA Plan was introduced to the general public at the second DRI public workshop, held within the BOA study area. During the workshop, members of the project team were on-hand to discuss how the BOA Plan would build on the DRI process and the benefits of the BOA program. Members of the public were encouraged to provide input on long-term revitalization strategies and projects beyond those identified by the DRI planning process.

Student Engagement

With much of the DRI planning process taking place outside of the academic year, the Committee recommended filling that engagement gap with additional outreach to local students to hear their vision for the future. On November 20th, 2024, students from the Herkimer Middle School and High School and HCCC were surveyed to gather their input on the future of the Village's downtown. The survey focused on what students would like to see in the Village, where they currently spend time, and what might encourage them to visit downtown more often.

At the middle and high school levels, the survey was conducted using a live polling tool during two morning assemblies: one for grades six through eight, and another for grades nine through twelve. These assemblies also included discussions about the overlap between the DRI and BOA processes to inform students about major planning efforts in the Village. At HCCC, members of the project team set up a survey table outside the cafeteria during lunch hours. Approximately 200 high school students, 200 middle school students, and 75 college participants (mostly students and some faculty) took part.

Middle and high school students overwhelmingly want more places to hang out, more shops, and more restaurants in downtown Herkimer, with 87% saying they would spend more time in the Village if these amenities were available. Their top priorities are spaces for socializing, eating out, and shopping.

HCCC students echoed the desire for more entertainment, restaurants, and stores, with 97% saying they would visit downtown more if these were added. They also emphasized the importance of parks, public spaces, and pedestrian-friendly infrastructure, and noted that a lack of activities and job opportunities is a key reason many plan to leave after graduation.

Across all age groups, there is a strong demand for more diverse amenities - especially entertainment venues, restaurants, shops, and public spaces - to make downtown Herkimer a more attractive and vibrant destination.



Herkimer College Public Engagement Feedback

What do you think is missing on Main Street?



Would you go downtown more if these amenities were there?

Yes

96.88%

No

3.13%

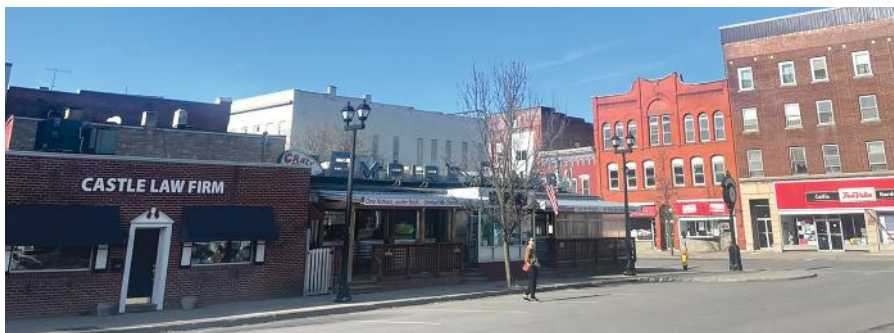
Students across all groups identified challenges, such as vacant buildings, a lack of funding, homelessness, and limited transportation options. These barriers, along with the tendency to travel to neighboring communities for shopping and entertainment, underscored the need for revitalization efforts that address both physical infrastructure and broader community needs.

Tourism Survey

Early in the planning process, the Committee identified potential opportunities to better leverage tourism, including building on local draws like HCCC and the Herkimer Diamond Mines. To better understand the tourism industry, including what draws people to the area currently, where they stay, and their perceptions of the area, a survey was conducted at the Herkimer Red Roof Inn and the Raindrops on Roses Bed & Breakfast, two accommodations located within the Village. Visitors were invited to participate in the survey during their visit. Most respondents were staying in Herkimer for sporting events, college or school events, or visiting friends or family in the area. Most were staying for three to six nights at their location and found the experience of finding accommodations very simple. All said they plan on visiting Herkimer again, despite most identifying that they do not often visit the Village.

Property Owner & Stakeholder Interviews

Working with the Committee, the consultant team identified stakeholders in the community. This outreach was largely focused on study area property owners, businesses, and tourism focused stakeholders. One-on-one in-person and virtual interviews were conducted with stakeholders, along with attendance at a Herkimer Business and Professional Association meeting. Property owner meetings were focused largely on understanding current uses and potential future uses on properties, and to provide updates on development concepts. The tourism meetings were focused on better understanding the current draws to the community, challenges facing the tourism industry, how Herkimer can better advertise its amenities to visitors, and what types of events and activities currently draw community together in the Village. Tourism stakeholders consistently emphasized that people are already visiting the region; it is simply a matter of better showcasing what the Village has to offer to build upon the surrounding tourism draws.



LIST OF STAKEHOLDERS & PROPERTY OWNERS

Cindy Brewer
HCCC

Paul Brown
Red Roof Inn

Denise Cavanaugh
Herkimer County
Chamber & B&B Owner

Joe Chileli
Property Owner

Justin Cristman
Village Superintendent
Department of Public Works

Jason Dorantes
HMY Realty LLC

Steve Gay
Village Codes Enforcement

Brian Healy
Northland Communications

Jennifer Prarmon
Business and
Professionals Association
& Business Owner

Justin Hummell
Property Owner

Dan Kirkpatrick
Property Owner

Maria Lindsay
Herkimer CSD

Chris Lotey
Herkimer Business
Professionals Association
& Business Owner

Kevin Lynch
Saint Lawrence
Internet Connect

William McDonald
HCCC

Sumanth Pepala
Property Owner

Sally Raia
Property Owner

C.N. Rao
Property Owner

Jay Rosen
Property Owner

Keith Saville
Property Broker

Nicolas Savvides
Property Owner

Renee Shevat
Herkimer Diamond Mines

Joe Tomaino
NTCNet

Kevin Valenti,
Property Owner

Randall Young
NYSDEC

Developer Walking Tour

On April 29, 2025, the consultant team and Advisory Committee led a walking tour of the study area as a part of the Mohawk Valley Brownfields Developer Summit. The tour was open to participants of the conference and any other interested parties. The goal of the tour was to highlight the BOA Plan and strategic sites in the study area (as well as other vacant, abandoned, or underutilized sites), and to share information about the sites, their current conditions, and potential reuses. Large murals were installed in the storefront windows to showcase the reuse potential at each site. About 50 people participated in the tour and received packets reiterating information about the sites, which was also made available on the project website.



Draft Plan Presentation:

On August 21, 2025 the project team led a final public workshop to present the draft BOA plan, celebrate the process, and gather feedback on the plan, strategic site concepts, recommendations, and implementation plan. About 30 people participated in the workshop. Participants were asked to provide feedback on which of the strategic site redevelopment projects could prove most transformational for the Village. In conversations with residents, many believed that redevelopment of each of the sites would have a tremendous impact on the commercial corridor, but collectively, the group felt that redevelopment of Strategic Site 1, the 100 Block, could be most transformational.



Key Takeaways of Public Engagement

- There is a nostalgia around the bustling activity center that the Village's Main Street used to be.
- There is a clear demand for more social spaces, restaurants, and entertainment downtown.
- Barriers, such as vacant buildings and limited activities, are contributing to disengagement.
- Property owners are interested in activating underused spaces, but there is a need for clearer development support and incentives to facilitate those visions.
- Input from tourism-based business owners highlighted untapped potential to leverage Herkimer's regional draws, and extend activity into the downtown.
- There is a strong community interest in seeing revitalization extend beyond DRI-funded projects.



Herkimer BOA

Analysis of Study Area

Building on the work recently conducted for the Herkimer DRI SIP, a driving force of this BOA plan was to better understand the constraints on the study area that may be preventing new projects and additional investment in the Village of Herkimer. While several projects were identified through the DRI SIP process, many buildings in the study area remain underutilized or vacant. This BOA plan seeks to understand and address these constraints to long-term redevelopment of key sites within the BOA area through the assessment of several key components of existing conditions. These elements are summarized below and are discussed in their entirety in [Appendix 1](#) of this report.

Demographics

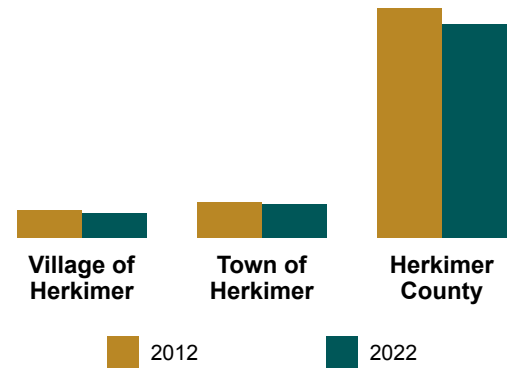
Community-wide demographic trends contribute to a better understanding of potential opportunities and constraints a community faces around revitalization. The Village’s loss of population over the past decade is a limitation for the revitalization of areas like Main Street in Herkimer, the main commercial core. Similarly, the number of households in the Village has decreased over the past decade, and household sizes continue to get smaller. While unemployment levels have decreased in Herkimer, they still remain higher than those of the County. Coupled with community input, there is a need for new opportunities and amenities to attract residents and begin reversing these trends.

Other Key Demographic Features

- The Village of Herkimer is older and aging faster than the surrounding County. In 2022, the Village’s median age was 48.1.
- The racial profiles of the Village and surrounding Town and County have changed slightly over the last ten years but remains relatively homogenous. As of 2022, the largest racial group in all three geographies is the White alone (White) population.
- Compared to the Town of Herkimer and Herkimer County, a higher percentage of residents have not completed high school or have some college, but no degree.
- Between 2012 and 2022, the labor force within the Village and Town increased, while the labor force within Herkimer County decreased.
- The Village, Town, and County of Herkimer all experienced decreases in their number of households over the past ten years.
- The Village of Herkimer falls partially within an Opportunity Zone area north of Route 5, and south of Route 5 is a NYS Disadvantaged Community (DAC). Portions of the Village are also located in a Potential Environmental Justice Area (PEJA).

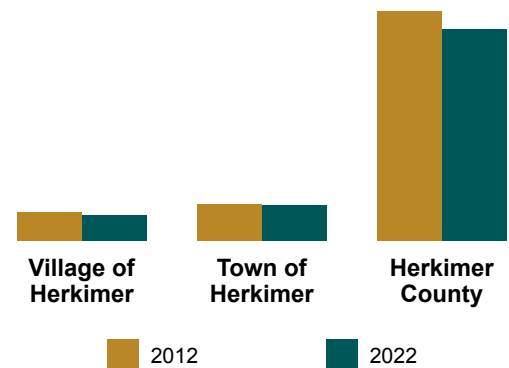
The full Demographics section of the inventory and analysis can be found in [Appendix 1](#) on page 83.

Total Population, 2012 – 2022



Geography	2012	2022	% Change
Village of Herkimer	7,691	6,858	-10%
Town of Herkimer	10,156	9,608	-5%
Herkimer County	64,475	60,293	-6%

Total Number of Households, 2012 - 2022



Geography	2012	2022	% Change
Village of Herkimer	3,320	3,042	-8.4%
Town of Herkimer	4,252	4,132	-2.8%
Herkimer County	26,775	24,664	-7.9%

Brownfield, Underutilized, Abandoned, and Vacant Properties

Over half of the study area parcels (77 parcels, representing a combined 24.3 acres) were identified as vacant, underutilized, abandoned, and/or brownfield sites, most of which are concentrated along North Main Street, the main roadway within this study area.

Using information developed by the Herkimer County IDA through their EPA Assessment Grant, a total of 59 suspected brownfield sites were identified throughout the study area. These sites were identified utilizing information from environmental database findings or historical uses. The largest suspected brownfield in the study area is the H.M. Quakenbush Facility. This 1.5-acre site is a focus for redevelopment under the State’s Brownfield Cleanup Program (BCP), was listed in the NYSDEC Superfund Program, and was on the State’s Environmental Site Remediation Database, but is no longer active on this list. The site was used for manufacturing operations, including metal plating, between the 1860s and 2005. In 2006, the EPA conducted an emergency removal of waste abandoned when the facility operator filed for bankruptcy in 2005. The site’s current classification by NYSDEC for this non-registry sites is A – (Active). Revitalizing this site was included as a priority project in the Herkimer DRI SIP, but the project was not selected for funding. Other suspected brownfield sites in the study area are generally smaller commercial or mixed-use properties. Forty four of the suspected brownfield sites are also considered vacant, abandoned, and/or underutilized, indicating that the potential environmental concerns could be an impediment to investment.

There are 14 abandoned properties in the study area, seven of which were also identified as suspected brownfield sites. There is a large concentration of abandoned structures along the west side of North Main Street between Albany Street and Park Avenue. Many of these abandoned properties have unresponsive owners that, absent intervention, have allowed the buildings to continue to deteriorate structurally.

Several of the currently abandoned structures in the study area are planned to be revitalized: 217 Washington Street, the largest abandoned parcel in the study area is home to the 48,000-SF former “Bill’s School” and is proposed to be converted into apartments in the future. The former Masonic Temple at 415 North Main Street is another key abandoned parcel in the study area. The Herkimer County IDA, the parcel owner, is renovating the structure to create a certified commercial kitchen and commercial office space. In 2025, the project was awarded both DRI funding and Restore NY funding.

Five additional parcels in the study area are vacant (as defined in the BOA program), all of which are located along North Main Street. Four of the vacant parcels are concentrated between Park and Mary Streets, creating a major gap in the built environment and pedestrian experience in the core of the Village’s downtown.

Twenty-five parcels in the study area were identified as underutilized, 16 of which were also identified as suspected brownfield sites. Many of these properties were identified as underutilized due to the buildings’ high vacancy.

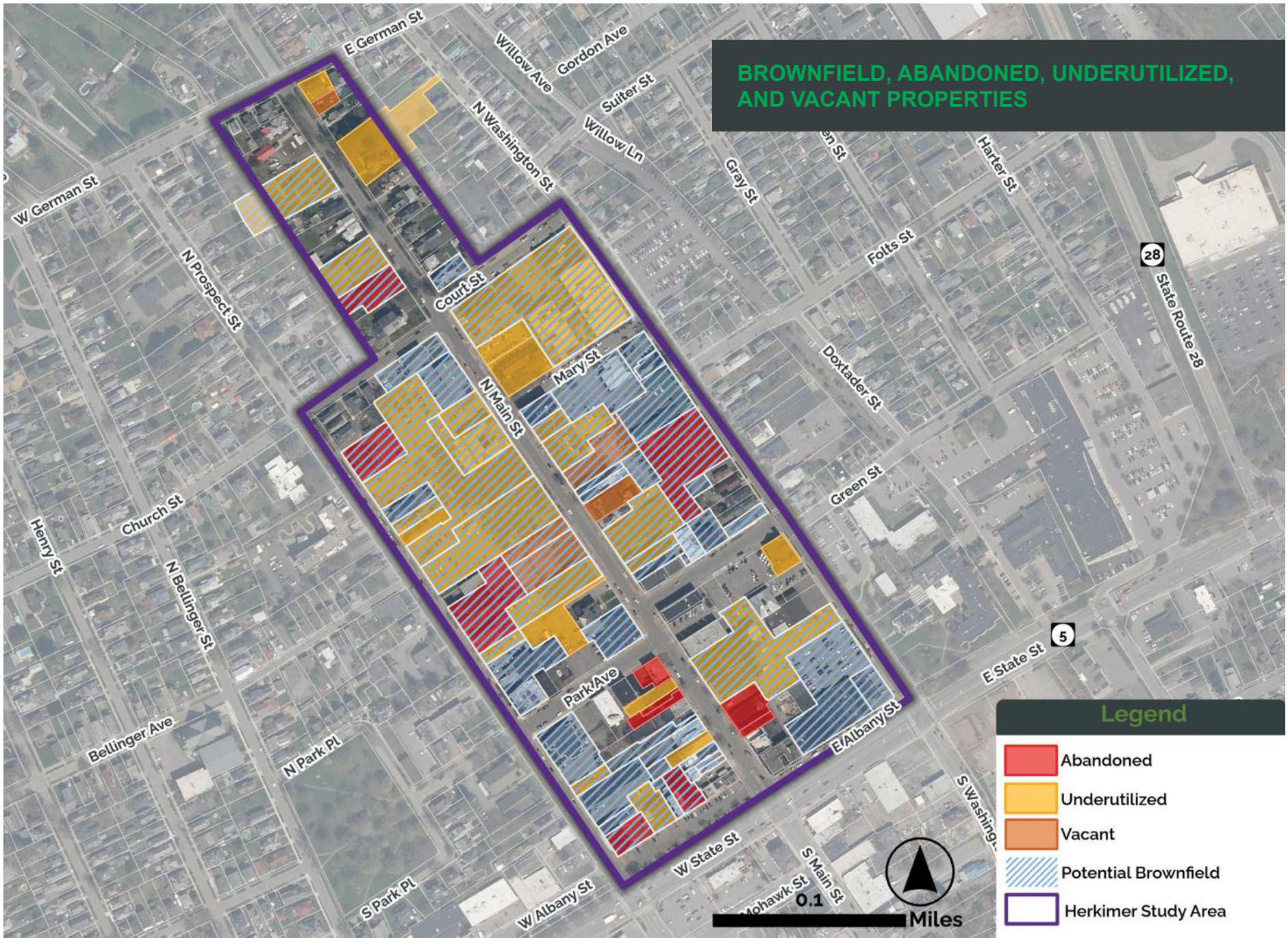
Taken together, these conditions—abandoned structures, vacant lots, and environmentally compromised properties— exert a cumulative hurdle for the area’s revitalization. They disrupt the pedestrian experience, diminish investor confidence, and create visible signs of disinvestment that contradict the community’s aspirations for a vibrant, mixed-use downtown. Addressing these properties in a coordinated way is essential to unlocking the area’s potential and realizing the vision articulated through the planning process: a safe, walkable, and economically active center that celebrates Herkimer’s heritage while supporting its future.

The full Brownfield, Underutilized, Abandoned, and Vacant Properties section of the inventory and analysis can be found in [Appendix 1](#) on page 94.



BOA Phase II Funding Eligible Sites

Address	Tax ID	Category
115 N. Main Street	120.25-1-41	Brownfield, Abandoned
121 N. Main Street	120.25-1-40	Brownfield, Abandoned
139 N. Main Street	120.25-1-36	Brownfield, Abandoned
133 N. Main Street	120.25-1-37.1	Brownfield, Abandoned
245 N. Main Street	120.25-1-24	Brownfield
267 N. Main Street	113.81-6-35	Brownfield, Abandoned



Zoning

Zoning in the BOA study area plays a significant role in shaping the type, scale, and quality of future development. While portions of the zoning code—most notably the 2022 introduction of the RC-1 Retail Corridor overlay district—signal progress toward enabling a vibrant, mixed-use downtown, several persistent limitations restrict redevelopment potential and conflict with the community’s stated goals for a walkable, housing-rich urban center.

The C-3 Central Commercial District, which covers the majority of the downtown core, allows for dense commercial activity but prohibits all forms of residential use, including upper-floor apartments. This creates a significant barrier to adaptive reuse of multi-story buildings and undermines efforts to support a live-work-play environment. Mixed-use development, including upper-story housing, is permitted only within the narrow RC-1 overlay on North Main Street. While this overlay introduces valuable design standards and more flexibility, its limited geographic reach prevents broader revitalization across adjacent blocks that share similar development characteristics and needs.

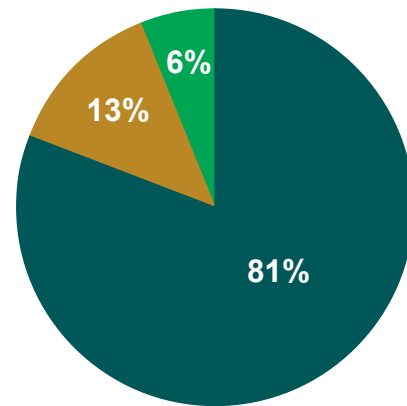
Beyond use limitations, outdated definitions and dimensional standards further inhibit redevelopment. For instance, townhouses, row houses, and apartment buildings with more than nine tenants are not permitted anywhere within the study area, and lot coverage and height limits in several districts (e.g., R-3 and C-1) are not conducive to the scale and density typically associated with downtown revitalization. In practice, this means that a property owner seeking to rehabilitate a vacant upper floor into apartments, or to construct a new mixed-use building on a vacant lot, would likely need to pursue multiple variances—adding time, cost, and uncertainty to the development process.

Parking requirements also pose a challenge outside the core. While no off-street parking is required in the C-3 District, other districts impose parking minimums that can lead to inefficient land use, discourage infill, and reduce the economic feasibility of small-scale redevelopment projects.

Taken together, these zoning constraints limit the ability to introduce new housing options, reactivate vacant buildings, and attract investment in a way that supports the community’s vision. They reinforce an outdated development pattern at odds with the desire for a vibrant, walkable, and economically active downtown. Without targeted zoning reform—including expanded allowances for residential and mixed-use development, modernization of definitions, and context-sensitive parking standards—the area will struggle to fully realize its potential.

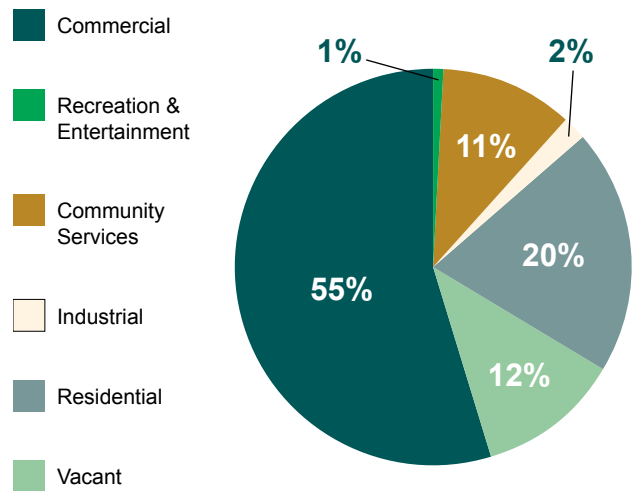
The full Zoning section of the inventory and analysis can be found in [Appendix 1](#) on page 90.

Zoning as a Percent of Total Study Area



■ C-3 Commercial ■ R-3 Residential ■ C-1 Commercial

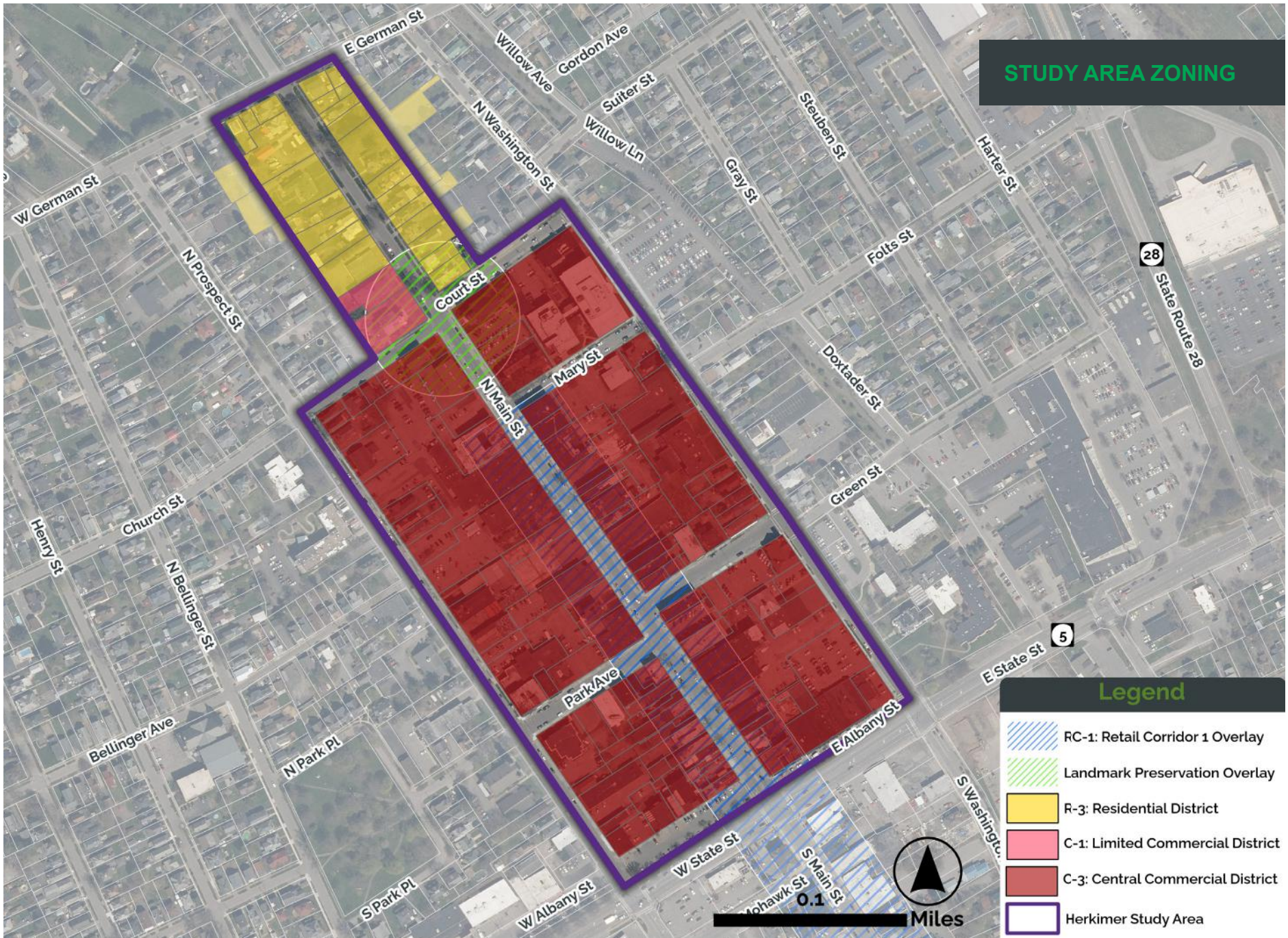
Land Use as a Percent of Total Study Area



Land Use







Land use refers to what any given parcel is currently utilized as (i.e., residential, commercial). Land use differs from zoning in that the latter is adopted by the municipal government to regulate the permitted use and density, while land use refers to the specific use type currently on a property. Understanding land use patterns is important when determining whether a proposed project is compatible with the existing conditions of a community’s built environment.

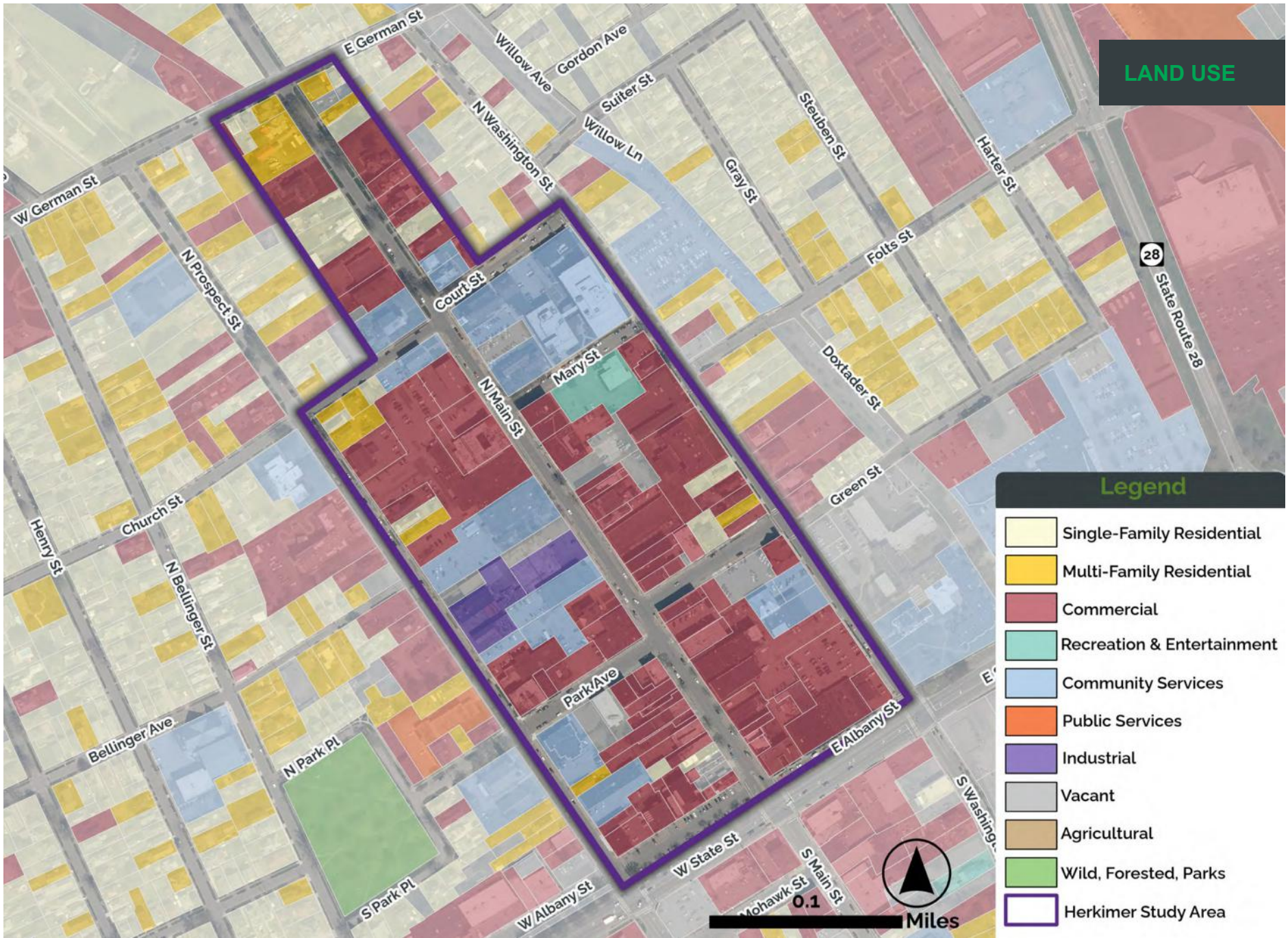
According to real property parcel data obtained from Herkimer County, the study area encompasses 133 parcels with a total land area of approximately 33 acres.



STUDY AREA ZONING

Legend

-  RC-1: Retail Corridor 1 Overlay
-  Landmark Preservation Overlay
-  R-3: Residential District
-  C-1: Limited Commercial District
-  C-3: Central Commercial District
-  Herkimer Study Area



Herkimer has a compact downtown with a diverse mix of uses and development intensities, consistent with historic villages and smaller towns in upstate New York. The Main Street corridor has played an important role in the history of Herkimer as the Village's central commercial and residential core.

Commercial

As the study area is focused along North Main Street, the commercial core of the Village, it is no surprise that commercial uses account for the highest proportion of any land use within the study area (55%).

Residential

Residential uses, which comprise 20% of study area parcels, include single- and multi-family uses that are largely concentrated at the northern end of the study area (north of Court Street) and off of the Main Street corridor.

Community Services

Community services are properties used for the well-being of the community. Eight parcels in the study area are community service uses, which include civic institutions, houses of worship, educational facilities, one library, and one museum.

Vacant

Vacant lots create gaps in the community fabric. While isolated vacant lots can be found dispersed throughout the study area, many of the vacant lots are contiguous and, as such, hold much potential in the way of large-scale redevelopment opportunities. Vacant lots can also foster an image of decline. Within the study area there are 14 vacant lots, accounting for 12% of the study area. The majority of vacant parcels currently classified as vacant in the study area are in fact working parking lots servicing adjacent businesses.

The full land use section of the inventory and analysis can be found in [Appendix 1](#) on page 87.

Infrastructure

Before new development can begin in a community, it is important to understand the conditions of the area's infrastructure to ensure that it can support the potential investment and development planned. Missing or insufficient infrastructure could add cost to developers and discourage investment if not addressed. The Village has sufficient water capacity to meet additional demand and is in the process of upgrading existing four-inch mains to larger mains to improve the distribution of the system. Additional flow testing would be recommended prior to any redevelopment. While the Village's Wastewater Treatment Plan (WWTP) has sufficient capacity to support additional flows, due to the age and uncertain conditions of parts of the sewer system, any redevelopment projects that increase sewer loadings will require case-by-case evaluations.

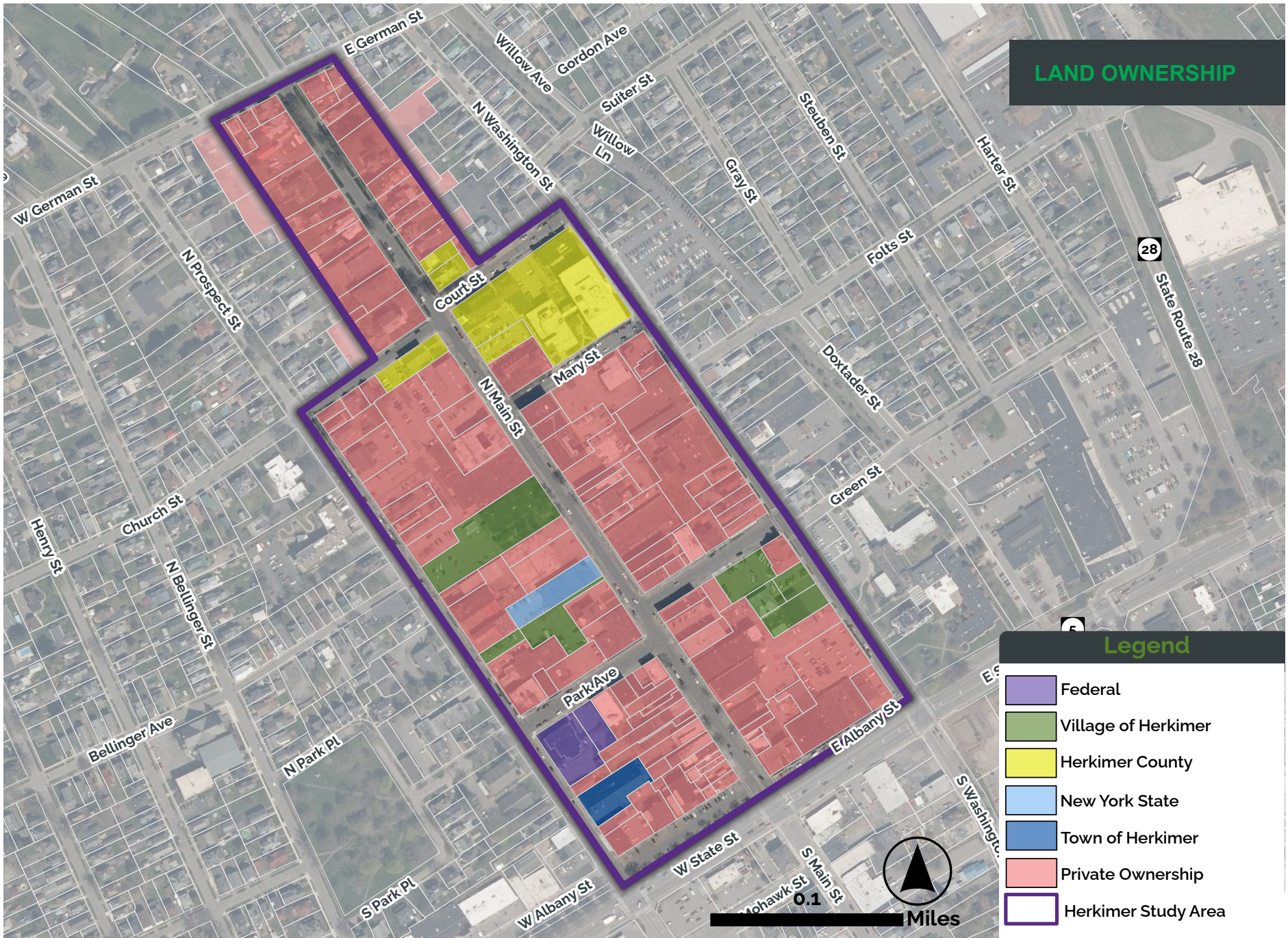
National Grid provides electrical and natural gas services in the area. Broadband providers are in the process of upgrading infrastructure in the study area, which will ensure that new development has adequate broadband capacity to support current and future needs.

The full Infrastructure section of the inventory and analysis can be found in [Appendix 1](#) on page 107.

Land Ownership

The study area parcels are largely privately owned, with many under single absentee landlord ownership. Notably, seven private property owners in the study area own three or more properties, representing a combined 21% of all properties within the study area, and a combined 34% of the study area's vacant, abandoned, and/or underutilized. It is also important to note that private property transactions are frequently occurring, with an increasing number of non-local property owners. This trend makes contacting and coordinating with private property owners increasingly difficult.

The full Land Ownership section of the inventory and analysis can be found in [Appendix 1](#) on page 100.



Non-Residential Market Analysis

True to its history, Herkimer County is re-establishing a presence in the manufacturing and distribution sectors. Companies including Tractor Supply and Amazon have added large distribution centers in the County, creating hundreds of jobs over the last ten years. Prior to the recent closure of Remington Arms, the County had maintained persistently low vacancy rates for industrial space. Coupled with strong year-over-year growth in rent prices, this indicates that there is unmet demand for additional industrial space. The same trends are observed for other commercial property types in the County, such as office and retail. As of Q1 2024, an estimated 0.3% of the County's office space was vacant, meaning there is little to no viable office space available for lease. Low commercial vacancy rates present a considerable opportunity to develop additional commercial space in Herkimer. The retail vacancy rate, by comparison, is 4%. The current trajectory of vacancy rates is anticipated to slightly increase for retail, office, and industrial by 2028. The abundance of vacant first floor space on North Main Street could support a variety of office and retail end uses.

Residential Market Analysis

The Village of Herkimer has historically had a higher share of renter-occupied housing compared to the surrounding Town and County. However, over the past decade, the total number of renter-occupied units in the Village has decreased, even as housing demand across the region has grown. This decline may reflect a mismatch between the available rental supply and the types of units sought by today's renters—particularly middle-income households. While rental occupancy and overall vacancy are not directly equivalent, it is notable that the Village's vacancy rate has increased at a faster rate than that of the Town and County. This may suggest that the units being vacated are not being reoccupied—potentially due to their age, quality, or misalignment with market demand. In effect, renters may be leaving the Village's housing market faster than surrounding areas because available units do not meet their needs or expectations.

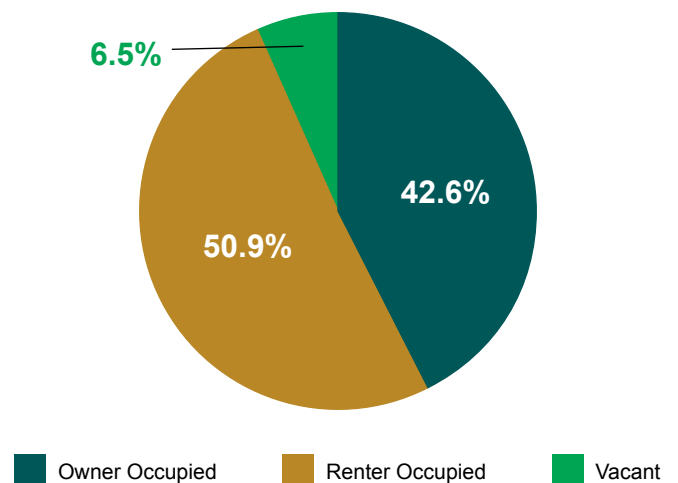
In 2024, Herkimer County completed a comprehensive housing assessment that confirmed this growing imbalance. The study identified the Village of Herkimer and the Village of Ilion as having the highest projected need for new housing units in the County. While overall rental demand is strong, the greatest unmet need is for rental options targeting middle-income households earning between \$50,000 and \$150,000 annually. At the same time, the study found a relative oversupply of units affordable to lower-income households (\$15,000–\$50,000), highlighting an imbalance that could be contributing to market inefficiencies and rising vacancy rates in some segments.

In addition, the Village is seeing an increase in seasonal housing units, likely linked to the rise of short-term rentals (STRs). While STRs may benefit the local tourism economy, they can further reduce the year-round rental supply, intensifying challenges for residents seeking stable, long-term housing.

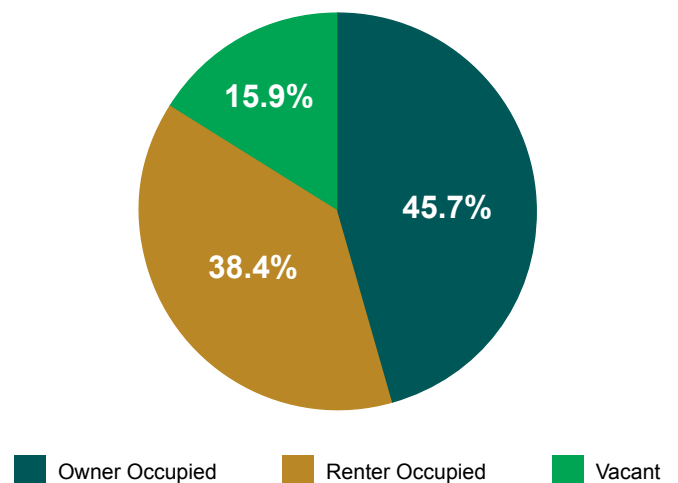
Home values across the Village, Town, and County have all increased over the past decade, but the Village continues to maintain the lowest average home values among the three. While this contributes to Herkimer's relative affordability and appeal for first-time homebuyers and renters transitioning to ownership, it also presents challenges. Persistently low home values can discourage private reinvestment, limit the ability of homeowners to build equity, and make it more difficult for developers to finance new construction or substantial rehabilitation projects—factors that may contribute to the deterioration or underutilization of the existing housing stock.

Together, these trends illustrate that while the Village of Herkimer is one of the more affordable places to live in the County, it also faces structural barriers to meeting current housing demand. Future housing efforts should prioritize new rental development—particularly modern, well-located units that serve the middle-income households that are increasingly underserved in the local market.

Village of Herkimer Housing Tenure, 2012



Village of Herkimer Housing Tenure, 2022



Tourism & Hotel Market Analysis

A hotel market analysis was conducted to assess current demand and future potential for hotel development within the Herkimer region, focusing on a 50-mile radius. Key indicators examined include average occupancy rates, average daily rates (ADR), and revenue per available room (RevPAR). These are industry-standard metrics for evaluating whether a market can support additional hotel supply.

From 2016 to 2023 (excluding the pandemic-affected year of 2020), annual occupancy rates in the region ranged from 54.8% to 60.6%. While this is near or slightly below the 60% occupancy benchmark that typically signals stable market conditions and possible demand for more hotel space, both ADR and RevPAR increased during the same period—indicating improving revenue performance and potential pricing power for operators. By 2023, ADR reached \$139 (compared to \$119 in 2016) and RevPAR rose to \$84 (compared to \$66 in 2016), showing a steady rebound after the sharp decline in 2020. These trends point to a market that, while modest, is healthy and gradually strengthening.

The existing hotel inventory in the Village of Herkimer and nearby municipalities is limited, with only a small number of budget and midscale hotels available—primarily chain properties near I-90 and Route 28. Given this baseline, even a modest tourism or event-driven increase in visitation

could strain existing supply during peak periods and limit the Village’s ability to capture overnight visitor spending.

While the data does not suggest overwhelming unmet demand at present, Herkimer is not “over-hoteled,” and there is room to accommodate additional hotel capacity, particularly if efforts to strengthen downtown attractions, heritage tourism, and recreational amenities succeed.

The most appropriate near-term hotel additions would likely fall into the upper economy or midscale categories—hotels offering consistent quality and basic amenities at a moderate price point, such as limited-service national chains, boutique hotels, or inns with local character. These could serve a mix of pass-through travelers, business visitors, and tourists. Longer-term, ongoing monitoring of tourism trends, investment in local attractions, and collaboration with regional tourism partners will be essential to support future hospitality development.

The full Market Analysis section of the inventory and analysis can be found in [Appendix 1](#) on page 112.

Tourism and Hotel Market Analysis

	2016	2017	2018	2019	2020	2021	2022	2023	Average
Occupancy Rate (%)	55.8	54.8	59.1	60.6	41.3	55.1	60.2	60.3	55.9
Average Daily Rates (\$)	118.62	116.45	117.31	117.79	96.14	112.76	130.86	139.43	118.67
Revenue Per Room (\$)	66.2	63.83	69.29	71.33	39.71	62.14	78.77	84.08	66.92

Building Conditions

Due to extensive long-term vacancies in some of the buildings in the study area, there are concerns about the long-term stability of several buildings. To better understand potential limitations on development, several building stability assessments were conducted as a part of the BOA. These included assessments of 115, 121, 131, 133, and 137 North Main Street. The structures are all in various stages of disrepair with local instabilities or unsafe conditions as well as the potential for global instabilities that can lead to partial or complete collapse if not addressed in a timely fashion. The full assessment of each building is included in [Appendix 3](#) for reference. These building conditions pose a significant constraint to the downtown core of Herkimer and are a prime consideration of the revitalization and implementation plans discussed later in this document.

Historic & Archaeological Significant Areas

Downtown Herkimer's rich history provides a strong basis for placemaking and tourism. The study area contains five structures listed on the National Register of Historic Places, four of which are concentrated around the Court and North Main Street intersection. Several other commercial, civic, and religious buildings in the BOA study area may be eligible for historic designation based on their design characteristics and significance to the Village and region. Being registered as a historic place or building has several potential benefits, including additional funding and grant sources for projects and adding to the overall cultural interest for the Village.

Additionally, the entire study area is potentially archaeologically sensitive. Archaeological sensitivity is significant in that potential redevelopment projects coinciding in areas with potential archaeological resources will likely need to be evaluated for impacts. This often involves site-specific assessments for all projects that involve ground disturbance in archaeologically sensitive areas.

The full Historic and Archaeological Significant Areas section of the inventory and analysis can be found in [Appendix 1](#) on page 103.

Natural Resources

The lack of floodplain, wetlands, water resources, and steep slopes within the study area confirms that there are no natural resource constraints on future development.

The full Natural Resources section of the inventory and analysis can be found in [Appendix 1](#) on page 111.

Parks & Open Space

There are no existing parks in the study area. While there is a small, landscaped area adjacent to the Frank J. Basloe Public Library, there are no benches or programming.

Myers Park is located near the study area and is used by residents of the study area and beyond. Myers Park is a 2.6-acre park and a key gathering space in the village for both formal events and passive recreation. A new park is proposed at the Quackenbush site as part of the Village's DRI SIP.

The full Parks & Open Space section of the inventory and analysis can be found in [Appendix 1](#) on page 102.

Transportation Systems

Study Area Road Network

All the roadways within the study area are Village owned, which provides the municipality with more agency over improvements. Each road within the study area also has a speed limit of 30mph. The most well trafficked roadway in the study area is North Main Street, which averages 3,500 daily vehicles (based on NYSDOT 2021 data). The heavy utilization of North Main Street is driven by its direct connection to the West State Street, the primary conduit of Herkimer into neighboring municipalities.

Parking

There are a limited number of designated municipal parking lots in the study area, although there is extensive street and private parking available. The largest municipal lot is just north of Park Avenue. Curbside parking can be found on all streets throughout the study area.

Walkability & Bikeability

The study area is a compact and walkable scale, with a mixed pedestrian experience. North Main Street is lined with wide sidewalks with aging brick pavers, pedestrian lights, banners, and some street trees. The commercial portion is degraded by inconsistent sidewalk widths, stretches with no street trees, and conflict points created by driveways and parking lots. Most crosswalks are severely faded, and the lamp posts are dated, limiting visibility at night.

There are no bike lanes in the study area. The 2020 Village Master Plan recommends that designated bike lanes are not needed due to the limited number of bikers in the Village. Village officials have noted a growing interest in biking in the past few years. Given the existing lane widths and presence of on-street parking, there is insufficient space to add bicycle lanes.

The full Transportation section of the inventory and analysis can be found in [Appendix 1](#) on page 105.





HerkimerBOA

Strategic Sites

STRATEGIC SITES

The Advisory Committee reviewed the inventory of brownfield, abandoned, vacant, and underutilized sites and prioritized “Strategic Sites” along the Village’s main commercial corridors and key community gateways. The Committee chose to focus on those sites that, in addition to their impact due to size and location, would benefit the most from the planning and technical support that the BOA planning process could provide. This lens meant focusing on sites that were not advanced or prioritized in the DRI SIP process; and whose revitalization was likely most costly and complicated due to major structural, environmental, or architectural challenges.



Strategic Site 1: “The 100 Block”

The “100 block” of North Main Street includes several adjacent, abandoned buildings: 115, 121, 131, 133, and 137 North Main Street. With the current and future structural integrity of the structures a major concern, the community is interested in seeing this block revitalized. The Village was recently awarded a CDBG grant to demolish one of the structures (115 North Main Street) and has advanced key technical studies critical to demolishing the remaining structures. The property owners are absentee and do not have current plans for the buildings to the knowledge of the Village.

115 North Main Street is a three-story mixed-use structure. This abandoned structure was determined to be unstable, including a partial collapse of the rear of the building that occurred during the BOA planning process. 121, 131, 133, and 137 North Main Street are all three-story conventionally famed masonry mixed-use construction built in the late 1800s to early 1900s. While generally stable as viewed from the exterior, the abandoned structures have suffered from significant internal damage that threatens the long-term stability of the buildings. This block is located at a key gateway to the Village’s main commercial corridor and is a key location for redevelopment.



Address: 115 N Main Street

Tax ID: 120.25-1-41

Owner: Almkdad Nagmuddin Eltobah

Municipality: Village of Herkimer

Publicly Owned: No

Foreclosure List: No

Size: 0.12 Acres

Existing Buildings: 1

Condition: Poor

Current Groundwater Condition:

Flows east, approx. 13' below grade

Zoning: C-3 Central Commercial District,
RC-1 Retail Corridor 1 Overlay

Zone And/Or District Status:

- Opportunity Zone
- Historic District – contributing resources to the eligible district
- Archaeologically Significant Area

Use and Environmental History: Currently abandoned building. Environmental concerns related to proximity to high risk site.

Eligibility for BOA Phase II ESA Funding: Yes



Address: 121 N Main Street

Tax ID: 120.25-1-40

Owner: Herkimer Suites LLC

Municipality: Village of Herkimer

Publicly Owned: No

Foreclosure List: No

Size: 0.19 Acres

Existing Buildings: 1

Condition: Poor

Current Groundwater Condition:
Flows east, approx. 13' below grade

Zoning: C-3 Central Commercial District,
RC-1 Retail Corridor 1 Overlay

Zone And/Or District Status:

- Opportunity Zone
- Historic District – contributing resources to the eligible district
- Archaeologically Significant Area

Use and Environmental History: Currently abandoned building. Previously reported spill on the site associated with a fuel oil tank failure; the tank was pumped empty and closed in place. Environmental concerns related to potential petroleum impacts to on-site soil and groundwater.

Eligibility for BOA Phase II ESA Funding: Yes



Address: 131 N Main Street

Tax ID: 120.25-1-38

Owner: Herkimer Suites LLC

Municipality: Village of Herkimer

Publicly Owned: No

Foreclosure List: No

Size: 0.22 Acres

Existing Buildings: 1

Condition: Poor

Current Groundwater Condition:
Flows east, approx. 13' below grade

Zoning: C-3 Central Commercial District,
RC-1 Retail Corridor 1 Overlay

Zone And/Or District Status:

- Opportunity Zone
- Historic District – contributing resources to the eligible district
- Archaeologically Significant Area

Use and Environmental History: Currently abandoned building. Previously reported spill on the site associated with 75 gallons of fuel oil dumped on the parking lot.

Eligibility for BOA Phase II ESA Funding: Yes



Address: 133 N Main Street

Tax ID: 120.25-1-37.1

Owner: Supon Chowdhury

Municipality: Village of Herkimer

Publicly Owned: No

Foreclosure List: No

Size: 0.10 Acres

Existing Buildings: 1

Condition: Poor

Current Groundwater Condition:
Flows east, approx. 13' below grade

Zoning: C-3 Central Commercial District,
RC-1 Retail Corridor 1 Overlay

Zone And/Or District Status:

- Opportunity Zone
- Historic District – contributing resources to the eligible district
- Archaeologically Significant Area

Use and Environmental History: Currently abandoned building. No environmental database listings or high risk historical uses.

Eligibility for BOA Phase II ESA Funding: Yes



Address: 137 N Main Street

Tax ID: 120.25-1-36

Owner: H.M.V. Realty LLC

Municipality: Village of Herkimer

Publicly Owned: No

Foreclosure List: No

Size: 0.11 Acres

Existing Buildings: 1

Condition: Poor

Current Groundwater Condition:
Flows east, approx. 13' below grade

Zoning: C-3 Central Commercial District,
RC-1 Retail Corridor 1 Overlay

Zone And/Or District Status:

- Opportunity Zone
- Historic District – contributing resources to the eligible district
- Archaeologically Significant Area

Use and Environmental History: Currently abandoned building. No environmental database listings or high risk historical uses.

Eligibility for BOA Phase II ESA Funding: Yes

Utilities

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

Access

Closest Highway: Highway 5

Miles to Highway: <1 Mile

Closest Interstate: I-90

Miles to Interchange: 1 mile

Access Road: North Main Street

Rail Service: Amtrak (Utica Station 15 miles)

Closest Airport: Syracuse Hancock International Airport (67 Miles)

Property Description

The “100 block” of North Main Street includes several adjacent, abandoned buildings: 115, 121, 131, 133, and 137 North Main Street. With the current and future structural integrity of the structures a major concern, the community is interested in seeing this block revitalized. The Village has already submitted a grant application to demolish one of the structures (115 North Main Street) and has advanced key technical studies critical to demolishing the remaining structures. The property owners are absentee and do not have current plans for the buildings to the knowledge of the Village.

115 North Main street is a three-story mixed-use structure. This abandoned structure was determined to be unstable, including a partial collapse of the rear of the building that occurred during the BOA planning process. 121, 131, 133, and 137 North Main Street are all three-story conventionally famed masonry mixed-use construction built in the late 1800s to early 1900s. While generally stable as viewed from the exterior, the abandoned structures have suffered from significant internal damage that threatens the long-term stability of the buildings. This block is located at a key gateway to the Village’s main commercial corridor and is a key location for redevelopment.

Description of Adjacent Land Uses

Nearby land uses are zoned in the central commercial district. The site is located at the intersection of East Albany and North Main Street, across from some active retail sites. Surrounding the site are other commercial uses.

Use Potential and Redevelopment Opportunities

Upon demolition of unsafe buildings, the long-term vision at these sites is to encourage new mixed-use infill development. New construction at the southern gateway into the Village’s North Main Street corridor could provide a significant revitalization opportunity for the downtown. Its location at a major gateway to the commercial corridor makes it an ideal location for infill development in line with the design and facades of the other buildings along main street.

Assessment of Overall Importance

The 100 block is ranked as high in importance. Due to its large size as a grouping of parcels, and location as a gateway to the commercial corridor, the site has great potential for new mixed-use development. It could provide several units of housing and updated and new retail space on the ground floor. The buildings are also currently in poor condition, with 115 in particularly bad condition in need of demolition. The Village has initiated the process of this demolition. While the potential for redevelopment at this site is significant, the acquisition of the remaining buildings will be a key challenge in redevelopment.

Strategic Site 2 “The DEC Building”

225 North Main Street is currently used as a NYSDEC office building; however, they will be vacating this property for a new location within the year. Following their departure, the property will first be made available for other State agency use, before being put up to sale to the general public. The building has parking in the rear and previously had petroleum bulk storage on the site, which has since been remediated. The building consists of a basement with two floors above, including office space, storage space, a small kitchenette, and a ramp connecting the first and second floors that was intended for vehicles when built. Because this building is in solid condition and will likely be available for purchase in the near future, it presents an opportunity for the Village to support its redevelopment as a key building along the Main Street corridor.



Tax Map Information: 120.25-1-27

Name: Former DEC Building

Address: 225 North Main Street

Owner: NYS (OGS/DEC)

Municipality: Village of Herkimer

Publicly Owned: Yes

Foreclosure List: No

Size: 0.42 Acres

Existing Buildings: 1

Condition: Good

Current Groundwater Condition: Flows east, approx. 13' below grade, 2010 well testing adjacent to the parcel showed no detections besides some background metals (aluminum, barium, calcium, iron, magnesium, manganese, potassium, sodium, thallium, zinc)

Zoning: C-3 Central Commercial District, RC-1 Retail Corridor 1 Overlay

Zone And/Or District Status:

- Opportunity Zone
- Historic District – contributing resources to the eligible district
- Archaeologically Significant Area

Use and Environmental History: Current NYSDEC office building that was previously an auto sales and service facility (per 1950 and 1960 Sanborn maps). Four tanks were removed from the site (1,000, 2,000, and 2,000 gallon fuel USTs and 300 gallon fuel AST). Environmental concerns associated with potential petroleum impacts to on-site soil and groundwater.

Eligibility for BOA Phase II ESA Funding: Yes

Utilities:

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

Access

Closest Highway: Highway 5

Miles to Highway: <1 Mile

Closest Interstate: I-90

Miles to Interchange: 1 mile

Access Road: North Main Street

Rail Service: Amtrak (Utica Station 15 miles)

Closest Airport: Syracuse Hancock International Airport (67 Miles)

Property Description

267 N Main Street is the “Palmer House,” a five-story former hotel building built in 1889. Most recently, it was also used for dormitories for HCCC and subsequently single-room occupancy (SRO) housing. Today, the 25,000-SF building is fully vacant and listed for sale. A surface parking lot is located behind the building.

The building is a dominating presence on the local landscape and is therefore a key strategic site for redevelopment. The property owner does not have plans for redevelopment currently but is an active property owner within the Village. The potential for additional housing units at this site would support the demand for new housing in the Village.

Description of Adjacent Land Uses: The surrounding land uses are commercial, with some community service land uses. The site is located next to the North Main Street and Mary Street Intersection, and is near the Frank Basloe Library as well as Strategic Site 2.

Use Potential and Redevelopment Opportunities

This site has great potential for redevelopment as a mixed-use retail and residential site with about 20 residential apartments and 4 ground floor retail spaces. Due to its overall size, prominence, and historic impact on the Village, this site provides great opportunity for revitalization to maintain one of Herkimer’s most iconic buildings.

Assessment of Overall Importance

267 North Main Street is ranked high in importance because of the active property owner, the prominence of the building and historic relevance to the Village, as well as its potential for several much-needed residential units and commercial spaces. It is also located directly on the main commercial corridor of the Village and located near Strategic Site 2 which has several commercial reuse potential which could support and further drive momentum for additional retail and residential units nearby. The former Palmer House is a truly identifiable building by nearly all residents in Herkimer due to its size and historic relevance for the area. However, redevelopment will face challenges due to costs of revitalization.

Strategic Site 3 “Palmer House”

267 N Main Street is the “Palmer House,” a five-story former hotel building built in 1889. Most recently, it was also used for dormitories for HCCC. The building’s residential units are single-room occupancy (SRO) housing. Today, the 25,000-SF building is fully vacant and listed for sale. A surface parking lot is located behind the building.

The building is a dominating presence on the local landscape and is therefore a key strategic site for redevelopment. The property owner does not have plans for redevelopment currently, but is an active property owner within the Village. The potential for additional housing units at this site would support the demand for new housing in the Village.



Tax Map Information: 113-81-6-36

Name: Palmer House

Address: 267 North Main Street

Owner: Konstantinos Lambrakos

Municipality: Village of Herkimer

Publicly Owned: No

Foreclosure List: No

Size: 0.43 Acres

Existing Buildings: 1

Condition: Poor

Current Groundwater Condition:

Flows east, approx. 13' below grade

Zoning: C-3 Central Commercial District,
Landmark Preservation Overlay

Zone And/Or District Status:

- Opportunity Zone
- Historic District – contributing resources to the eligible district
- Archaeologically Significant Area

Use and Environmental History: Currently abandoned building that previously included an auto garage gasoline AST (per 1931, 1950, and 1960 Sanborn maps). Environmental concerns associated with potential petroleum impacts to on-site soil and groundwater.

Eligibility for BOA Phase II ESA Funding: Yes

Utilities:

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

Access

Closest Highway: Highway 5

Miles to Highway: <1 Mile

Closest Interstate: I-90

Miles to Interchange: 1 mile

Access Road: North Main Street

Rail Service: Amtrak (Utica Station 15 miles)

Closest Airport: Syracuse Hancock International Airport (67 Miles)

Property Description

267 N Main Street is the “Palmer House,” a five-story former hotel building built in 1889. Most recently, it was also used for dormitories for HCCC and subsequently single-room occupancy (SRO) housing. Today, the 25,000-SF building is fully vacant and listed for sale. A surface parking lot is located behind the building.

The building is a dominating presence on the local landscape and is therefore a key strategic site for redevelopment. The property owner does not have plans for redevelopment currently but is an active property owner within the Village. The potential for additional housing units at this site would support the demand for new housing in the Village.

Description of Adjacent Land Uses

The surrounding land uses are commercial, with some community service land uses. The site is located next to the North Main Street and Mary Street Intersection, and is near the Frank Basloe Library as well as Strategic Site 2.

Use Potential and Redevelopment Opportunities

This site has great potential for redevelopment as a mixed-use retail and residential site with about 20 residential apartments and 4 ground floor retail spaces. Due to its overall size, prominence, and historic impact on the Village, this site provides great opportunity for revitalization to maintain one of Herkimer’s most iconic buildings.

Assessment of Overall Importance

267 North Main Street is ranked high in importance because of the active property owner, the prominence of the building and historic relevance to the Village, as well as its potential for several much-needed residential units and commercial spaces. It is also located directly on the main commercial corridor of the Village and located near Strategic Site 2 which has several commercial reuse potential which could support and further drive momentum for additional retail and residential units nearby. The former Palmer House is a truly identifiable building by nearly all residents in Herkimer due to its size and historic relevance for the area. However, redevelopment will face challenges due to costs of revitalization.

Strategic Site 4 “Munger’s”

Located across from Strategic Site 1, 138 North Main Street is a 1.3-acre lot comprised up to four stories in height. The bottom two floors of one of the buildings are currently in use as the Mohawk Valley Community Market, and a bistro recently opened in the adjacent storefront. The rest of the property is vacant; prior uses included Wakefield Furniture Store and an opera house on the floors above it, dating to 1804. The rear of the property is also used for the local farmers market.

The property owner has a vision to continue to revitalize the property. This large site is key to continuing the momentum of revitalization in the Village with a participating property owner with plans for the future.



Tax Map Information: 120.25-2-33

Name: 138 North Main Street

Address: 138 North Main Street

Owner: Herkimer Mall

Municipality: Village of Herkimer

Publicly Owned: No

Foreclosure List: No

Size: 1.3 Acres

Existing Buildings: 4 Connected

Condition: Good

Zoning: C-3 Central Commercial District,
RC-1 Retail Corridor 1 Overlay

Zone And/Or District Status:

- Opportunity Zone
- Historic District – contributing resources to the eligible district
- Archaeologically Significant Area

Use and Environmental History: Current commercial building that previously was the site of “Whites Steam Laundry” (per 1911 Sanborn maps). Environmental concerns associated with previous uses and proximity to a high risk site.

Eligibility for BOA Phase II ESA Funding: Yes

Utilities:

- Municipal Water
- Municipal Sewer
- Natural Gas
- Electrical Service
- Telecom. Service

Access

Closest Highway: Highway 5

Miles to Highway: <1 Mile

Closest Interstate: I-90

Miles to Interchange: 1 mile

Access Road: North Main Street

Rail Service: Amtrak (Utica Station 15 miles)

Closest Airport: Syracuse Hancock International Airport (67 Miles)

Property Description

Located near strategic site one, 138 N Main Street is a four-story, 1.3-acre lot comprised of four connected buildings. Currently, the bottom two floors of one building are in use as the Mohawk Valley Community Market and a bistro recently opened in the adjacent storefront. The rest of the property is currently vacant; prior uses included Wakefield Furniture store and an opera house on the floors above it, dated to 1804. The rear of the property is also used for the local farmers market.

Description of Adjacent Land Uses

Surrounding land uses are zoned in the central commercial district. The site is located along North Main Street with a parking lot located behind the site which fronts North Washington Street. The site is located across the street from other largely vacant commercial sites and a few active uses.

Use Potential and Redevelopment Opportunities

The property owner has a vision to continue to revitalize the property. This large site is key to continuing the momentum of redevelopment in the Village with a participating property owner with plans for the future. Close proximity to a key gateway to the corridor, and fronting Main Street, the Village's main commercial corridor, along with its location across the street from Strategic Site 1, makes this an ideal location for additional development building on the momentum of the active uses at the site.

The vision for this site includes maintaining the existing restaurant and retail spaces on the ground floor, adding a basement level 'speakeasy' among the old brick vaults in the building, a new apartment above the existing restaurant, and multi-use spaces on the upper floors, including event and community space, and a refurbished theater.

Assessment of Overall Importance

138 North Main Street is ranked high in its importance because of the active and engaged property owner with a vision for future reuse, its highly visible and accessible location at a key gateway to the Village and along the main commercial corridor, its large square footage with several diverse potential reuses, its mixed-use potential, and the momentum building at the site with the existing active uses that are a key anchor of downtown currently.



Herkimer BOA

Key Findings

KEY FINDINGS

Taken together, the inventory, community feedback, and strategic sites analysis highlight several key issues and opportunities that informed recommendation development.

Issues

- **Declining Population & Households:** A shrinking and aging population, along with fewer and smaller households, weakens the long-term housing and retail market base.
- **Widespread Vacancy & Blight:** Over 50% of parcels in the study area are vacant, underutilized, or suspected brownfields, many in visible downtown locations.
- **Zoning Constraints:** Outdated zoning limits mixed-use and multifamily housing, especially in the central commercial core, constraining adaptive reuse.
- **Limited Downtown Tourism Activity:** Despite nearby attractions, downtown Herkimer is underutilized by visitors, limiting local spending.
- **Vacant, Deteriorated, & Unsafe Structures:** Several strategic buildings—especially in the 100 Block of North Main—are vacant and structurally unstable, posing a hazard and visual blight.
- **Absentee or Unresponsive Owners:** Many properties lack active stewardship or redevelopment plans, stalling momentum in key locations.
- **Lack of Clear Redevelopment Path:** Some sites, while promising, still require technical, legal, or financial groundwork to become market-ready.
- **Youth & Resident Disconnection:** Lack of downtown entertainment, dining, and gathering spaces contributes to disengagement, particularly among students.
- **Investment Barriers:** Property owners and stakeholders cited regulatory confusion, limited incentives, and environmental stigma as deterrents to redevelopment.
- **Limited Downtown Awareness Among Visitors:** Tourism surveys revealed that most visitors are unaware of or disengaged from Herkimer's downtown offerings.

Opportunities

- **Affordable Housing Market:** Low home values relative to the County position Herkimer as an attractive location for new residents and first-time buyers.
- **Underused Commercial Space:** Low vacancy rates countywide signal demand for retail, office, and industrial space, which Herkimer's downtown could help fulfill.
- **Infrastructure Readiness:** Existing water, sewer, electric, gas, and broadband systems have sufficient capacity to support new development, reducing barriers for investment.
- **Historic Character:** A concentration of eligible and listed historic buildings can support tourism, placemaking, and access to preservation funding.
- **Hotel Market Growth:** Steady increases in occupancy rates, revenue per room, and daily hotel rates suggest growing potential for additional lodging development.
- **Environmental Cleanup Pathways:** Participation in programs like the Brownfield Cleanup Program can unlock funding for reuse of contaminated or stigmatized sites.
- **Broad-Based Engagement:** Strong participation from students, property owners, and tourism operators reflects local interest and knowledge.
- **Clear Community Vision:** Participants consistently expressed a desire for a vibrant, walkable downtown with more dining, housing, and cultural amenities.
- **Successful Activation Tactics:** Public art installations, storefront visuals, and developer walking tours generated renewed interest and visibility for underused spaces.
- **Support for Continued Revitalization:** Residents and stakeholders want to see revitalization efforts expand beyond DRI projects to create broader, lasting change.
- **Student Market Potential:** Youth engagement revealed untapped demand for spaces and services tailored to younger residents and college students.

Strategic Site Opportunities

- **The 100 Block:** At the 100 Block of North Main Street, despite structural concerns, the scale and visibility of this block create a prime opportunity for catalytic reinvestment.
- **The DEC Building:** 225 North Main Street, a publicly owned building in good condition, soon to be available for reuse, presents a low-barrier opportunity for community redevelopment.
- **Palmer House:** 267 North Main Street is a large, iconic structure formerly used as housing could help address growing demand for residential units downtown.
- **Munger's:** 138 North Main Street has active ownership and partial use of this large historic site offering a strong foundation for continued phased revitalization.
- **Clustering of Strategic Sites:** Proximity of several key sites along North Main Street enables coordinated planning and potential for transformational corridor scale impact.





HerkimerBOA

Recommendations for Revitalization and Development

REVITALIZE VACANT AND UNDERUTILIZED SITES

Revitalizing vacant and underutilized sites in the heart of Herkimer's downtown is a central strategy for achieving the community's shared vision of a vibrant, economically resilient, and welcoming Village. Throughout the planning process, persistent challenges, like vacant properties, shifting demographic trends, and aging infrastructure, were identified, alongside significant assets, like a walkable Main Street, rich history and heritage, and strategic investments already underway. This revitalization strategy builds on these findings and presents targeted strategies for reactivating underutilized sites, supporting policies that address current constraints, and leveraging unique strengths to ensure that revitalization aligns with the community's vision.

The heart of Herkimer's downtown, its Main Street corridor, has long served as the Village's commercial and civic centerpiece. However, in recent years, the area has struggled with vacant and underutilized properties that detract from the vibrancy and economic health of the community. The challenge is not only the physical deterioration of many of these sites, but also their impact on the perception and functionality of downtown as a destination for residents, visitors, and businesses. To address this, the Village is committed to a strategy that reimagines key sites and emphasizes infill development, adaptive reuse, and rehabilitation, to bring new life to the properties. Four strategic sites have been identified to catalyze this revitalization, a key objective of the BOA program.

Infill development is the construction or renovation of land that has been neglected, underused, or left vacant in a community or targeted area. It can happen wherever land is not being fully utilized compared to the surrounding activities. By developing vacant or underutilized sites in this way, communities can meet housing, retail, and commercial needs while also enhancing overall streetscape.

Adaptive reuse involves transforming an existing building for a new purpose, different from its original design, while often preserving its historical or architectural value. This approach maintains the building while making it relevant to contemporary needs.








Both infill development and adaptive reuse can enhance community vitality by making efficient use of existing infrastructure and buildings.

It is important to note that the recommendations outlined below reflect a vision for their reuse and activation and do not reflect planned or proposed projects.



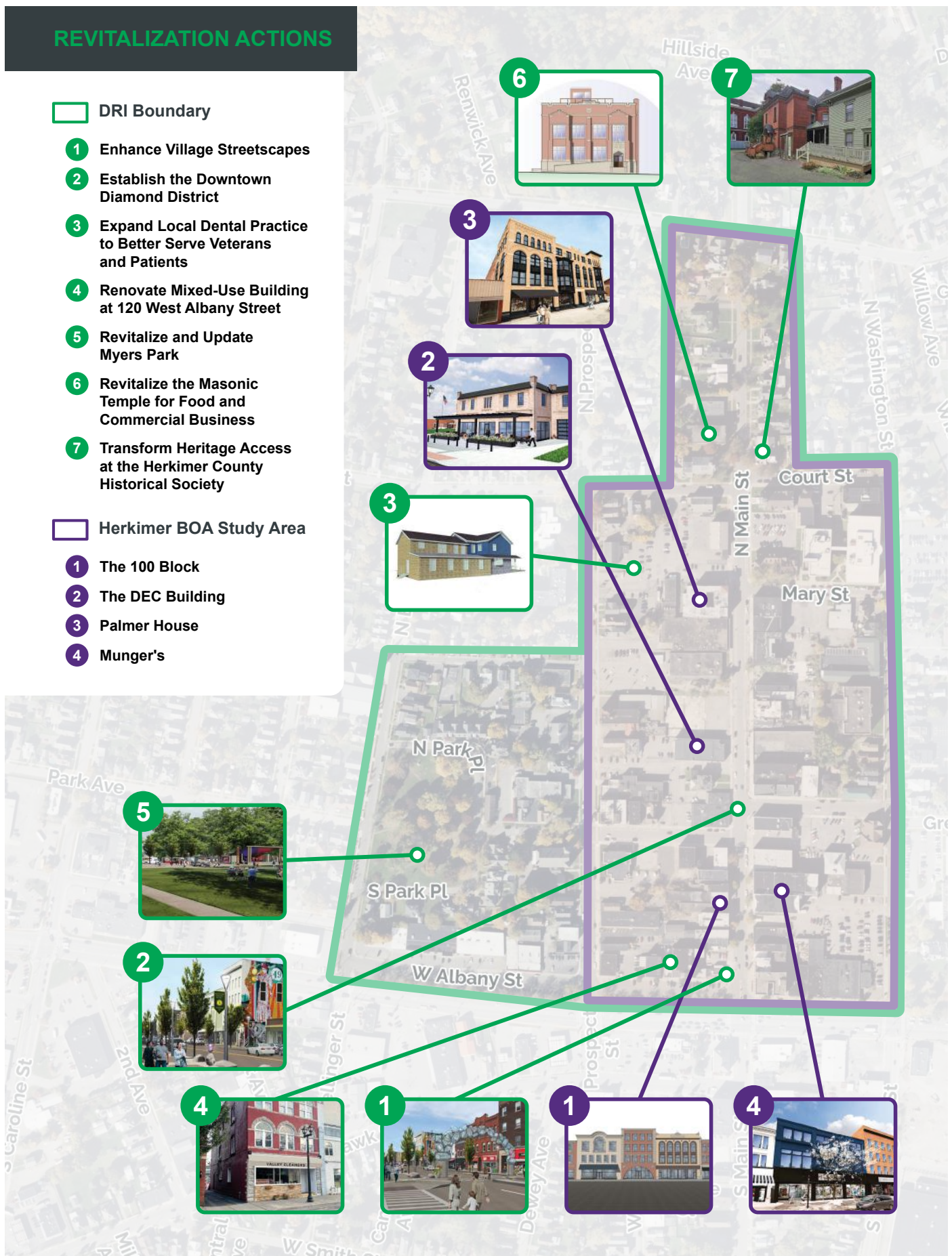
REVITALIZATION ACTIONS

 DRI Boundary

-  Enhance Village Streetscapes
-  Establish the Downtown Diamond District
-  Expand Local Dental Practice to Better Serve Veterans and Patients
-  Renovate Mixed-Use Building at 120 West Albany Street
-  Revitalize and Update Myers Park
-  Revitalize the Masonic Temple for Food and Commercial Business
-  Transform Heritage Access at the Herkimer County Historical Society

 Herkimer BOA Study Area

-  The 100 Block
-  The DEC Building
-  Palmer House
-  Munger's



Strategic Site One “The 100 Block”

Goals Addressed: 1, 3, 5

Strategic Site 1 is a collection of adjacent, abandoned buildings in the 100 block of Main Street, including 115, 121, 131, 133, and 137 North Main Street. These structures, which form a prominent gateway into the commercial core, have become liabilities due to their advanced state of neglect and structural instability. On their own,

the parcels' potential redevelopment opportunities are constrained; by combining the parcels, a redevelopment scenario that is more attractive to developers and financially feasible can be achieved. The recommended approach is to consolidate these parcels, demolish the existing buildings, and replace them with a new, contextually sensitive mixed-use development. The envisioned project would introduce 32 much-needed apartments and five retail spaces, designed to complement the

historic character of the corridor with brick and metal façades. The new façade, envisioned as giving the appearance of multiple smaller row buildings to blend in with the surrounding context, would total 48,026 SF, and a parking area could be provided on the rear of the site. This transformation would not only provide new housing and business opportunities but also initiate a significant revitalization development within a gateway to the downtown.





Second / Third Floor Plan



Ground Floor Plan

Strategic Site Two “The DEC Building”

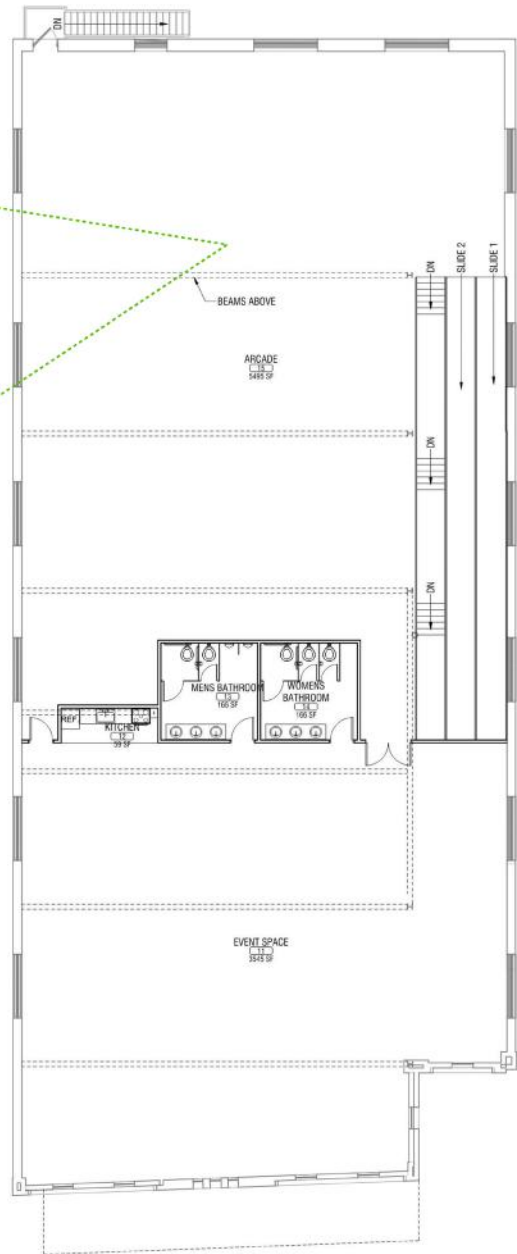
Goals Addressed: 1, 2, 4, 5

Further north, 225 North Main Street is currently a NYSDEC office, which will soon be vacant as they relocate their offices within the year. Its unique

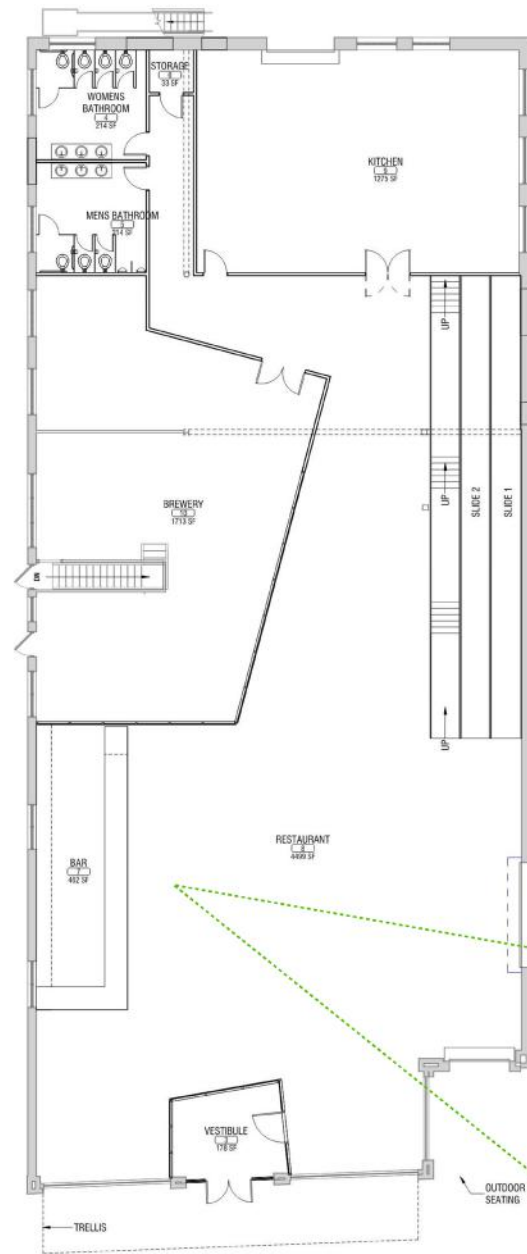
layout as a former auto-oriented use features garage doors and a large ramp inside and ample adjacent lot space, presenting an opportunity for adaptive reuse as a vibrant dining and entertainment venue. By reimagining the ground floor as a restaurant or brewery, bar, or distillery, with indoor-outdoor seating

and recreation space, and converting the upper floor into event, arcade, and/or community space, the site can become a gathering point for residents and visitors, activating the corridor and supporting nearby businesses.





Second Floor



First Floor

OUTDOOR SPACE
STAND ALONE BAR
SAND VOLLEYBALL COURTS
SMALL BAND SHELL



April 4, 2025

Strategic Site Three “Palmer House”

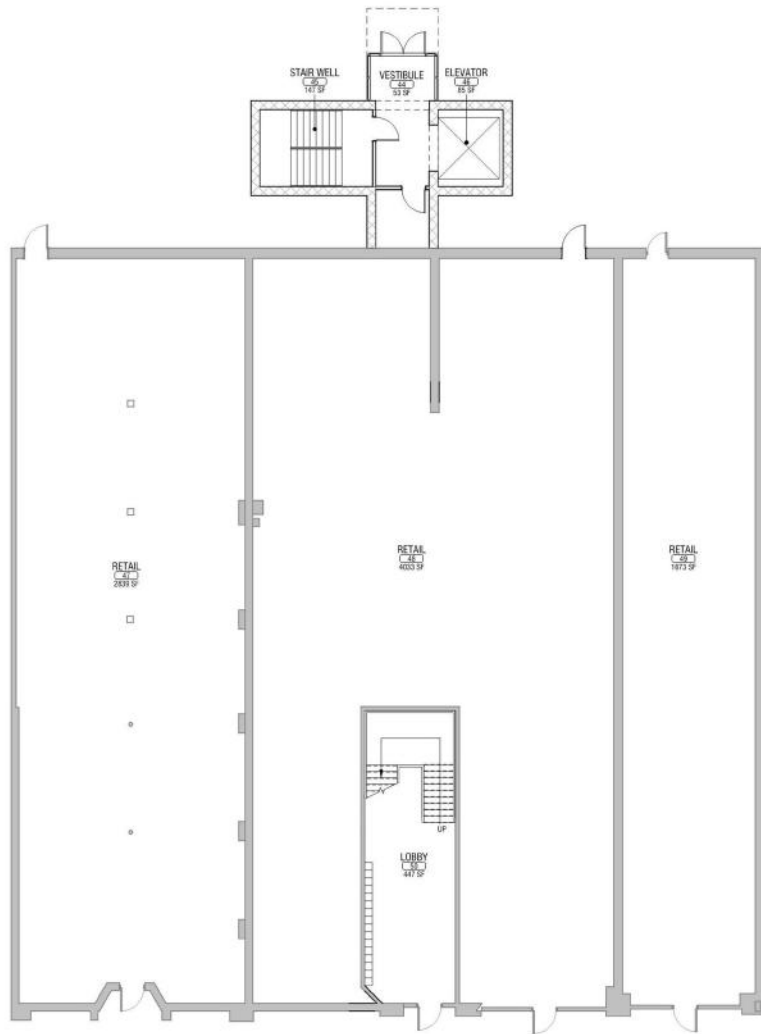
Goals Addressed: 1, 2, 5

The former Palmer House, a striking five-story 25,000-SF hotel built in 1889, stands as both a reminder of Herkimer’s rich downtown history and the need for revitalization of Main Street. Currently fully vacant,

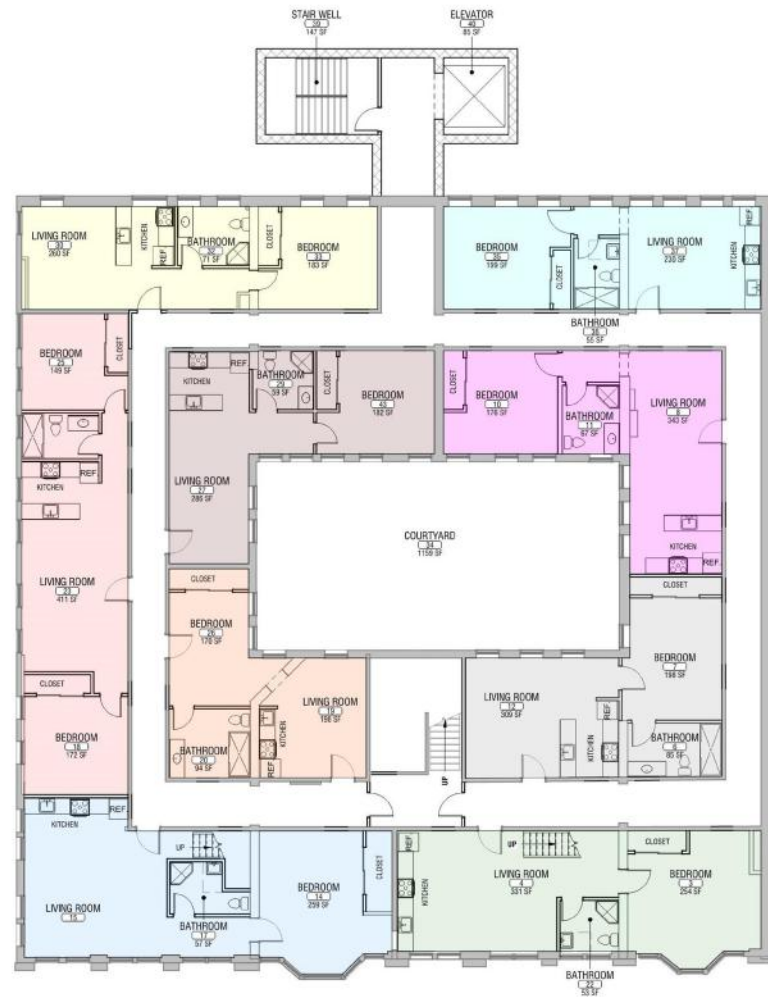
formerly used as dormitories and SRO housing with retail on the ground floor, the building’s imposing presence on Main Street makes it a natural candidate for reuse. The vision for this site calls for restoring the ground floor as three retail storefronts and converting the upper level SROs into approximately 20 modern apartments. To do so would require significant building

upgrades, including updating infrastructure, creating in-unit bathrooms, and installing an elevator. This recommended reuse strategy would not only preserve a significant historic asset but also provide new energy and economic activity in the heart of the Village.





Ground Floor Plan



Third Floor Plan



Fourth Floor (Loft) Plan

Strategic Site Four “Munger’s”

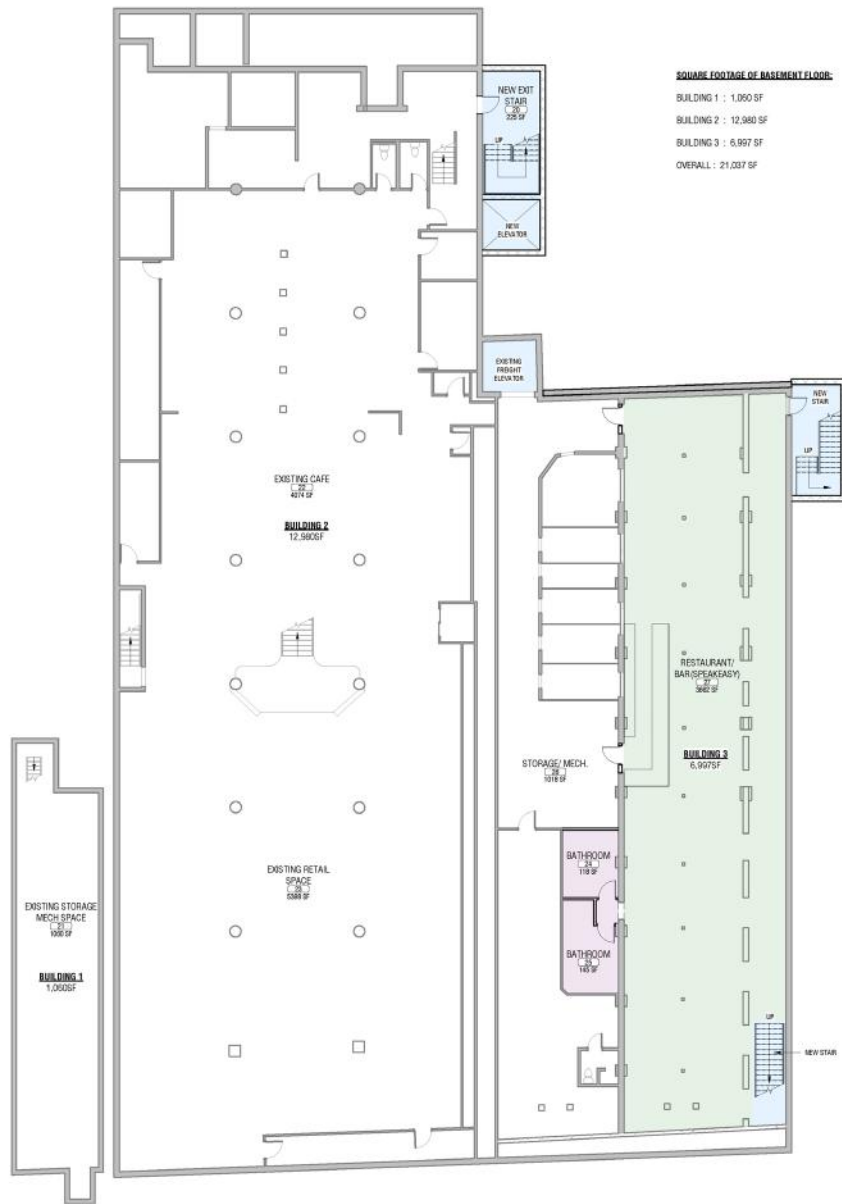
Goals Addressed: 1, 2, 3, 4, 5

138 North Main Street, the second strategic site, is a 1.3-acre lot made up of four connected buildings. The complex currently houses a market and a new restaurant, serving as one of the few active anchors on Main Street. There was a former theater on the upper floors, which is still partially

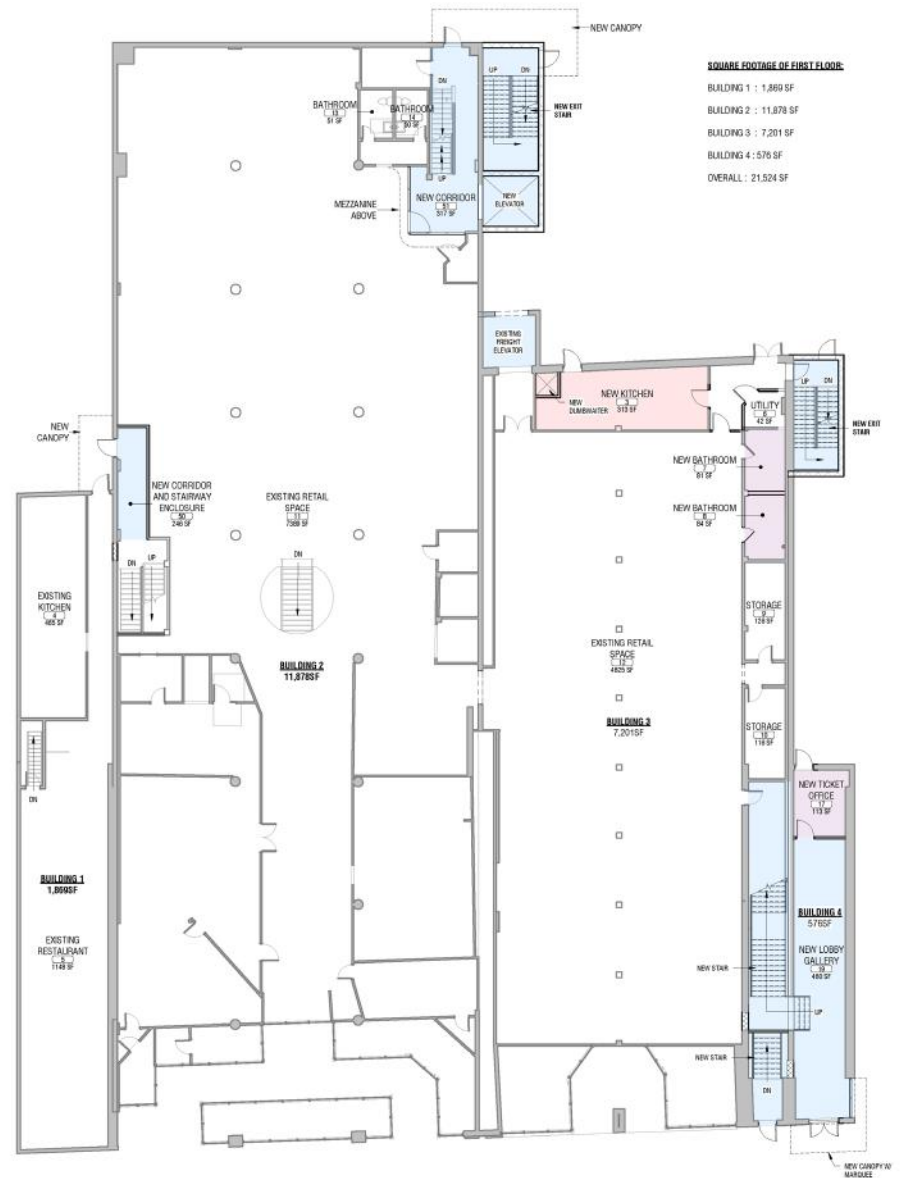
intact in the building. The engaged property owner has already begun to build momentum at the site, and there is a great opportunity to support further expansion of the active spaces. The vision for this site includes maintaining the existing restaurant and retail spaces on the ground floor, adding a basement level ‘speakeasy’ among the old brick vaults in the building, a new apartment above the existing restaurant, and multi-use spaces on

the upper floors, including event and community space and a refurbished theater. Key upgrades also include reinstating elevator access throughout the building, restoring the façade, and opening up currently boarded up windows. By nurturing this site’s evolution, Herkimer can create a destination that draws both locals and visitors, reinforcing Main Street’s role as a hub of activity.

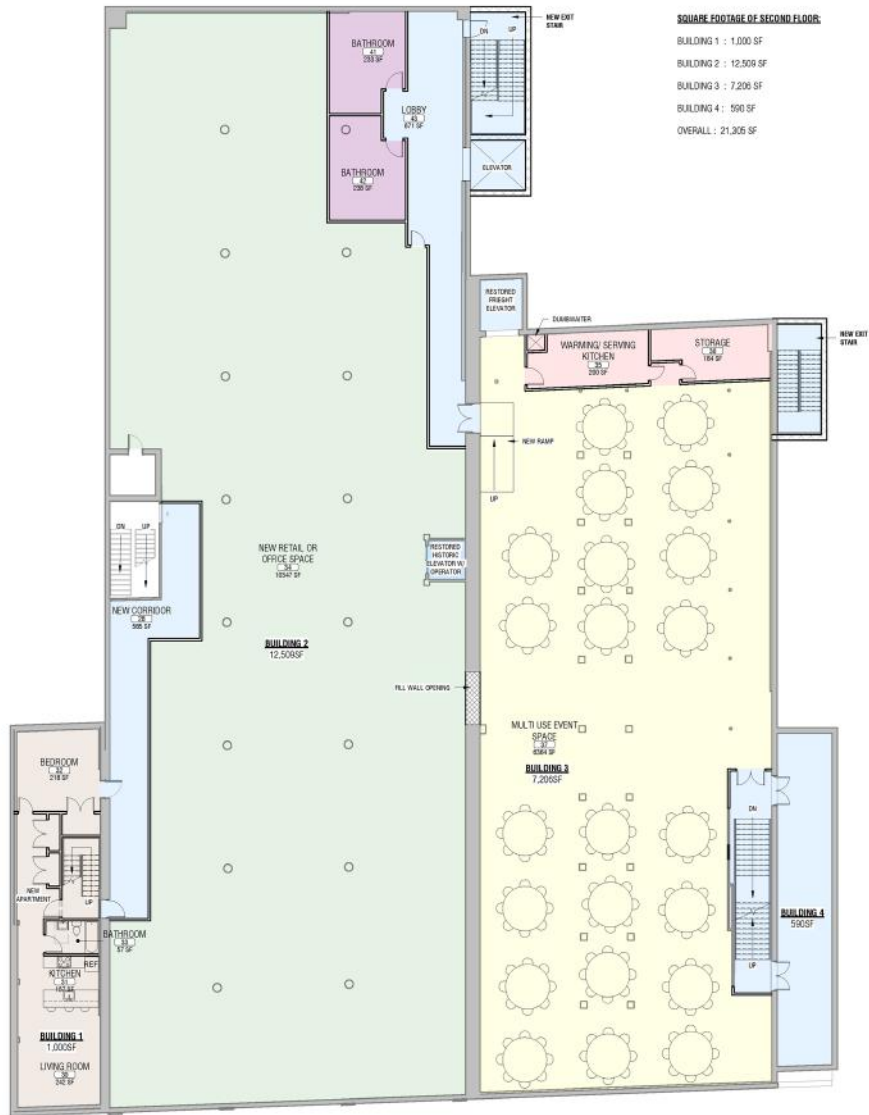




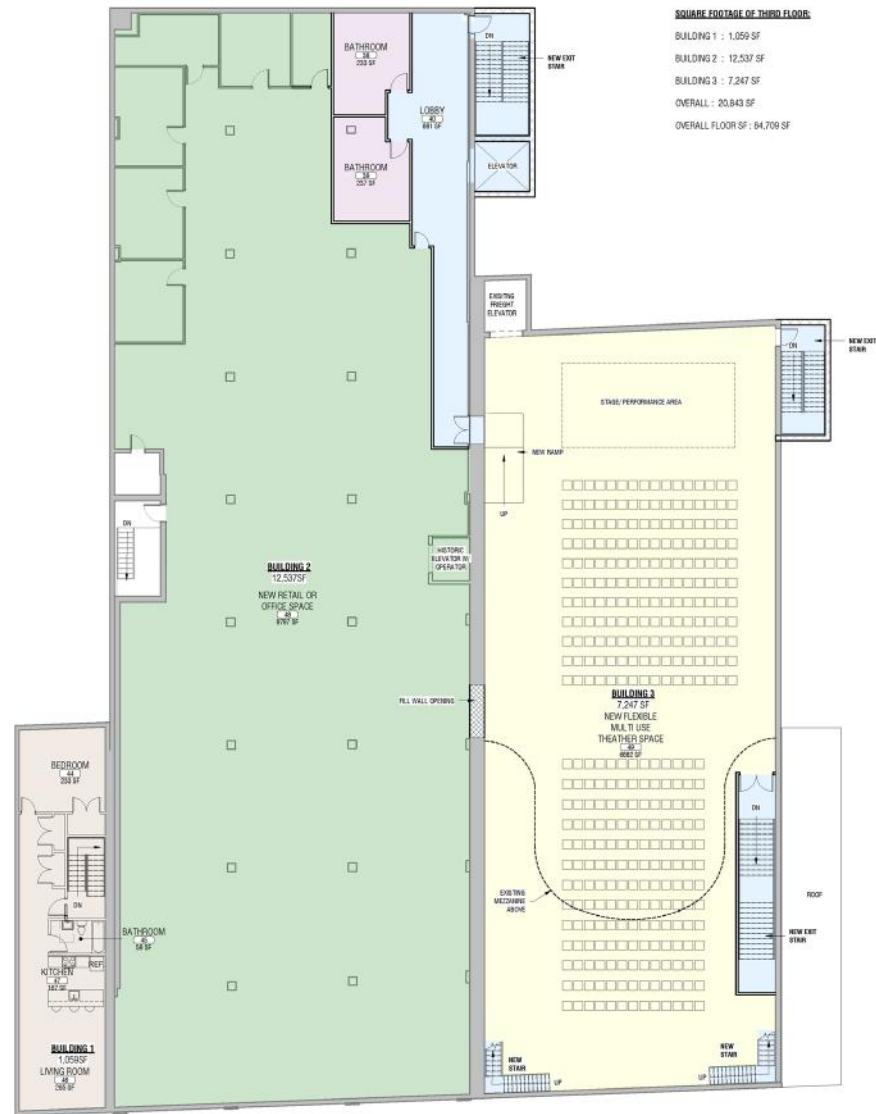
Basement Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

Other Sites

Goals Addressed: 1, 2, 3, 4, 5

Beyond the four strategic sites identified by the Advisory Committee, the study area includes many additional vacant, abandoned, underutilized, and/or brownfield sites. Several of these other sites are significant – such as the H.M. Quackenbush Facility, Bill’s School, and Masonic Temple. The Village benefits from the \$10 million investment of being a DRI Round 7 community, which will help transform and reactivate sites, such as the Masonic Temple. The Bill’s School property is also planned for revitalization, benefiting from the proactive approach that the Village and IDA take to tackling abandoned brownfield properties. Properties such as the H.M. Quackenbush Facility have been the subject of significant previous planning, including as part of the DRI SIP process, but were not selected by the State for DRI funding. The Village and IDA should continue their collaborative approach to seeing these sites revitalized and will benefit from the catalytic impacts of the DRI and other planned projects that will be completed in the study area in the next few years.



SUPPORTING POLICY AND PROGRAMMATIC RECOMMENDATIONS

To support the continued revitalization of the BOA study area and greater Village, a series of policy and programmatic recommendations were identified. The recommendations generally fall within five categories: (1) Market and Support Available Site for Redevelopment; (2) Expand Village-Wide Tourism Initiatives; (3) Update Zoning and Design Standards; (4) Support Access to Quality Housing; and (5) Attract New Residents to the Village.

Market and Support Available Sites for Redevelopment

Goals Addressed: 1, 2, 5

Despite a wealth of available properties and a prime location in Central New York, Herkimer has faced challenges in attracting new investment to its downtown. To realize the visions of redevelopment in Herkimer, the Village should take steps to further market and support available sites for redevelopment. The DRI SIP and BOA plans and previous planning efforts laid the foundation, including developing an inventory of abandoned, vacant, and underutilized sites within the study area, developing concepts for strategic sites, and engaging developers, investors, property owners, and local residents to share information about the sites. This work should continue to connect potential business owners and developers with opportunities in the Village. In advancing available sites, particular consideration should be placed on pursuing the types of key cornerstone businesses that were identified throughout both the DRI and BOA planning processes as having potential to draw more people into the downtown. By promoting site uses like family restaurants, retail, and a theater, momentum in the study area can continue to grow.

- **Update the IDA's inventory of available sites –** The Herkimer County IDA maintains a user-friendly inventory of available properties on their website. This resource provides details on site history, work completed to date, redevelopment readiness, pricing, tax parcel data, and zoning, making it easier for interested parties to identify opportunities and move forward with confidence. The strategic sites and other investment properties in the BOA study area should be incorporated into this resource to ensure that prospective developers and business owners have access to up-to-date information about sites ready for investment and redevelopment. In addition to highlighting these available sites, updates on current and anticipated significant investments occurring in the area, whether through grant funding or private investment, would further highlight momentum in the Village.

- **Market Available Sites & Celebrate Active Investment** – Once the full inventory of available sites is updated, the Village should work to actively market these sites to potential developers or buyers. This can be done by applying for BOA Pre-Development funding to help market available sites.

Additionally, there are, and will continue to be, property owners undertaking independent revitalization initiatives in the Village. These owners play a key role in creating activity and momentum in the study area. Recognizing these kinds of initiatives and their importance to the overall revitalization of downtown, the Village should proactively support and recognize such efforts by awarding them with a certificate or similar commendation of their hard work. This small act will help to bring attention to the positive work being done in the Village and perhaps encourage others to do the same.

- **Continue pursuing partnerships with private and public entities** – Collaboration with local agencies, like IDAs, is vital to incentivizing development and fostering public-private partnerships. The Village currently works closely with the Herkimer County IDA through existing programs. By working closely with the IDA, the Village can leverage financial incentives and technical support to attract developers who share the community’s vision for revitalization.

The Village should work with the IDA to promote information about available incentives and grants, whether through press releases, social media, or on the Village website to make developers, property owners, and interested investors aware of what is available to them. The Village could also coordinate with private and public partners to organize an annual “Downtown Revitalization Support” meeting with property owners to continue to assess progress on projects, interest in new projects, and the needs of stakeholders within the study area.

- **Pursue historic district designation to access additional funding sources** – Currently, the only historic district in the study area is in the form of a designated landmark preservation overlay at the historic “four corners” properties at the intersection of North Main, Church, and Court Streets. However, several commercial, civic, and religious buildings in the study area have been determined to be “Eligible” for historic designation. Taking the next step of establishing a larger historic district to include these eligible buildings would open the door to new funding sources, such as State and Federal historic tax credits and grants, further supporting the rehabilitation of downtown’s architectural attractions.

Expand Village-Wide Tourism Initiatives

Goals Addressed: 2, 4

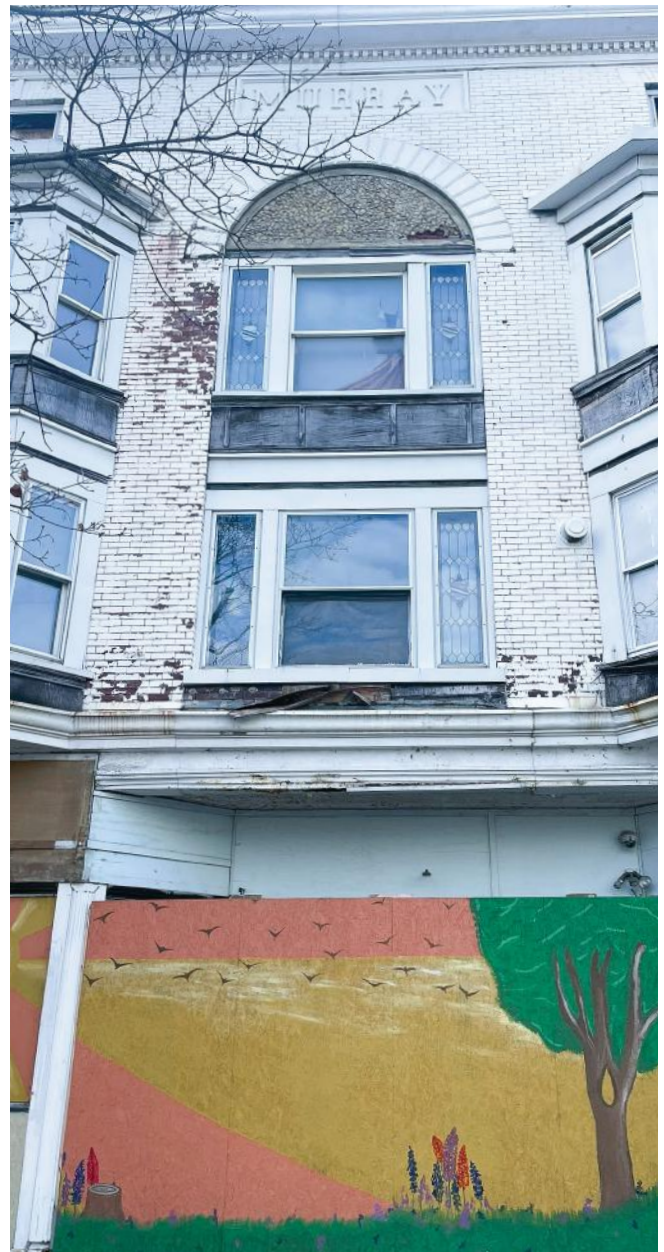
Herkimer is uniquely positioned at the crossroads of major transportation routes in Central New York, with attractions that range from the Herkimer Diamond Mines to the historic Erie Canal and a proud legacy in sports and education. The Village’s full tourism potential remains untapped, however, in part due to limited marketing and inconsistent event programming. The absence of a unified brand and coordinated promotional efforts has made it difficult to compete with neighboring destinations and fully capitalize on the steady flow of travelers passing through the region.

As part of the DRI, the Village was awarded \$500,000 to establish the “Downtown Diamond District,” which will establish a unique local branding and marketing campaign with unified signage, branding elements, and public art throughout the DRI area, as well as an online marketing presence. Beyond this planned project, several additional initiatives should be undertaken.

- **Expand, support and promote local festivals and events** – Local festivals and events, once a cornerstone of community life in Herkimer, have struggled in recent years due to declining volunteer support and the closure of key downtown businesses. While several events throughout the year still bring people together in the Village, the cancellation of signature events like Herkimer Diamond Days underscores the need for renewed investment in event coordination and promotion. The Village should explore options for partnering more with successful local tourist attractions like the Herkimer Diamond Mines and Canal Cruises, organizations like the Business Association, and local accommodations to better coordinate funding, staffing, and logistical support to ensure these traditions continue and grow. As more storefronts are reactivated within the study area, the activation and participation needed to sustain successful events will naturally increase as well, both supporting each other’s growth.



- Advertise existing businesses & events –** Herkimer’s location makes it an ideal stopover for travelers journeying between major cities or exploring the scenic Mohawk Valley. The Village should seize this opportunity by advertising active businesses and events along the thruway, enhancing wayfinding for visitors, and leveraging partnerships with regional tourism organizations to amplify its reach both online and in print. The Village, in coordination with local partners, took on this type of advertisement for the Mohawk Valley Brownfields Developer Summit in spring of 2025, using promotional techniques like digital sign boards at key entry points and a banner across Main Street.
- Pursue additional accommodation options –** Based on the hotel market analysis conducted, the Village can currently support demand for additional accommodations. As tourism grows, so too will the demand for such accommodations. The Village should review its policies on STRs and consider establishing a registry to ensure quality and compliance. Opportunities to attract boutique hotels or expand bed-and-breakfast offerings should be actively pursued, providing more options for visitors and supporting local economic development.
- Engage local artists to further promote downtown –** Finally, engaging local artists, particularly students from HCCC and the local school district, can help animate downtown through public art installations, murals, and creative contributions to branding and marketing. As a part of this project, installations were placed in vacant storefronts to visualize what could be there in the future. This served as an exciting activation of the downtown area and could be built on throughout the study area. These projects not only beautify the Village but also foster a sense of ownership and pride among residents and students.



Update Zoning and Design Standards

Goals Addressed: 1, 5

Herkimer's zoning code, while intended to preserve the character of the downtown, currently restricts the very types of development needed to address vacancies and support a thriving mixed-use environment. Residential uses are not permitted in the central commercial district, and mixed-use development is confined to a narrow retail corridor. This limits the ability to introduce new housing options, activate upper floors, and create the vibrant, walkable downtown envisioned by the community.

To remedy this, the Village should revise its zoning code to allow residential and mixed-use developments throughout the commercial corridor. This change would encourage the redevelopment of vacant properties and support the strategic infill and adaptive reuse projects outlined in this plan.

Additionally, the code's definitions for residential uses, as well as lot, bulk, and height requirements, are currently unclear and overly restrictive. Clarifying these standards will provide greater flexibility for developers and property owners, making it easier to pursue projects that align with the Village's revitalization goals. By modernizing zoning and design guidelines, Herkimer can ensure that new developments both respects the historic fabric of downtown and meet the needs of a growing, diverse community.

Support Access to Quality Housing

Goals Addressed: 2, 5

The Village of Herkimer faces a need for attainable, quality housing, a challenge underscored by both demographic trends and the market analysis. At the same time, the existing housing stock is limited, with few new units constructed and many older homes in need of rehabilitation. This shortage of modern, attainable options makes it difficult for current residents to find suitable housing and poses a barrier to attracting new residents and workers. The Village of Herkimer is also a Pro-Housing community, making them part of a New York State program that supports municipalities committed to increasing housing supply.

Building on this, the Village should pursue a multi-faceted strategy to increase the supply of attainable and quality housing. Partnerships with regional housing agencies and non-profit organizations should be pursued to rehabilitate existing homes in need of repair or rehabilitation. Secondly, the Village, along with its public and private partners, should work with investors to develop new units that meet the needs of a diverse population, including young families, seniors, and young professionals. As a part of this initiative, the Village should work to share information with residents about what is driving the demand for new housing and who in their community is in need of quality housing. Providing additional housing options within the main commercial corridor will invite more activity to the downtown and provide an opportunity for residents to frequent businesses and restaurants in the area as well, benefiting both residents and business and property owners.

Attract New Residents to the Village

Herkimer's future vitality depends on its ability to attract new residents, leveraging its unique assets and strategic location within Central New York. The Village's proximity to major employment centers positions it as an attractive option for workers seeking a high quality of life in a more affordable, small-town setting. Additionally, the local healthcare sector generates demand for temporary housing, particularly for traveling nurses and other professionals who require flexible, short-term accommodation.

The presence of HCCC just outside the study area presents another significant opportunity. Each year, the college draws hundreds of students, many of whom are looking for off-campus housing and community connections. By creating pathways for students to remain in Herkimer after graduation, such as job placement programs, internships with local businesses, and opportunities to launch small businesses or participate in makerspaces and vendor markets downtown, the Village could better retain young talent and foster entrepreneurship. Additionally, partnerships with major employers, healthcare providers, and the community college can help connect prospective residents with available housing and job opportunities. By aligning housing policies with workforce needs and actively engaging with new and potential residents, Herkimer can position itself as a welcoming, dynamic community that offers both opportunity and a high quality of life.





HerkimerBOA

Implementation

The successful revitalization of the Herkimer BOA will require coordinated action, ongoing partnership, and sustained commitment from local government, community organizations, property owners, and private developers. The following implementation plan outlines the key steps and responsible parties for advancing each objective of the BOA, ensuring that recommendations translate into progress.

Many of the strategies outlined in this plan will take time to fully realize. Some have yet to be initiated and will require grant funding and/or policy changes to accomplish them. Pursuing regional, State, and Federal grants requires patience and a keen awareness of timing.

The Village, along with its public and private partners, will need to consider the order for projects, grant applications to prepare for upcoming grant cycles, and the type of work that needs to be completed. Project timelines can also be challenging to manage if funding is provided in phases, especially with costs rising across industries. Keeping these dynamics in harmony over the course of multi-year projects is a delicate balancing act. Leadership, committees, and volunteers will also change over time. Establishing programs, policies, and systems that can be transferred seamlessly through those changes is critical, as is maintaining realistic expectations. This section establishes a concise and actionable implementation plan for advancing the objectives described in the previous section.

PRE-DEVELOPMENT BOA FUNDING

Upon receiving BOA designation by the New York State Secretary of State, the Village will become eligible for Pre-Development funding through the DOS BOA program. This implementation strategy identifies pre-development actions that are eligible for BOA funding that will advance priority objectives identified in this plan. Eligible activities for Pre-Development funding include:

- Development and Implementation of Marketing Strategies
- Development of Plans and Specifications
- Real Estate Services
- Building Conditions Studies
- Infrastructure Analysis
- Zoning and Regulatory Updates
- Environmental, Housing and Economic Studies, Analyses and Reports
- Public Outreach



DOWNTOWN REVITALIZATION INITIATIVE (DRI)

All the recommendations discussed in this plan should correspond and align with the implementation of projects funded through the DRI. Implementation of objectives for the BOA should be mindful of these projects and ensure that they support each other. One of the funded programs in the DRI is a Small Project Fund, funded at \$600,000. This will provide small businesses, non-profits, and property owners in the DRI area (which includes the BOA study area) with small grants for business assistance, technical assistance, public art, façade restoration, and/or building renovation for commercial and mixed-use spaces. Some of the projects in this plan may be appropriate uses for that funding source.

IMPLEMENTATION MATRIX

Revitalize Vacant and Underutilized Sites

Goals Addressed: 1, 2, 3, 4, 5

Recommendation	Action Items	Funding Sources
<p>Strategic Site 1 “The 100 Block”</p> <p>To effectuate the concept plan for Strategic Site 1, specific critical actions will be necessary to ensure financial feasibility. These largely include reducing the upfront costs of redevelopment, including demolition and acquisition of the properties. This will help to ensure that redevelopment can occur in character with the Village’s goals of attracting new residents, and providing residents with attainable and quality housing.</p>	<ul style="list-style-type: none"> • In partnership with the Herkimer County IDA, work to secure site control or development agreements for the parcels. • Secure funding for demolition of existing structures. • Conduct Phase II ESA, and remediation, as needed. • Market site as option for mixed-use redevelopment, highlighting available incentives. • Utilize financial feasibility analysis and financing plan included in Appendix 4. • Continue engagement with the public about the process. 	<p>DOS BOA Pre-Development USEPA CDBG Vacant Properties Restore NY IDA Incentives NYS HFA Loan Homes and Community Renewal New Construction Program (NCP) Rural and Urban Community Investment Fund Program (CIF)</p>
<p>Strategic Site 2 “The DEC Building”</p> <p>To initiate the site plans for Strategic Site 2, the critical action here will be to maintain close communication and contact with NYS DEC and the NYS OGS about the auction process for the building. How and when this site is made available will be critical for implementing any changes at the site.</p>	<ul style="list-style-type: none"> • Maintain communication with NYS DEC about exit timeline and NYS Office of General Services (OGS) about auction process for the sale of the building if not in use by any other agency. • Initiate and facilitate purchase of building by the Village, IDA, partner, or potential developer. • Market site as option for commercial, retail, dining, distillery opportunity, using financial feasibility analysis and financing plan. • Continue engagement with the public about the process. 	<p>BOA Pre-Development DRI Small Project Fund Restore NY NY Main Street Anchor</p>
<p>Strategic Site 3 “Palmer House”</p> <p>Similarly to Strategic Site 1, a few key actions will be necessary for Strategic Site 3 to ensure financial feasibility. Namely, here, priority will need to be placed on achieving historic designation of the site to access additional federal and State historic preservation tax credit programs.</p>	<ul style="list-style-type: none"> • Pursue Historic Designation Continue engagement with property owner about sale of property or redevelopment opportunities. • Phase II ESA (and remediation, as needed). • Engage with interested developers. • Utilize site plans and financial feasibility analysis and financing plan to market site for developers. 	<p>DOS BOA Pre-Development DRI Small Project Fund Restore NY IDA Incentives First Construction Loan Small Building Participation Loan Program Federal and NYS Historic Preservation Tax Credit Programs</p>

Recommendation	Action Items	Funding Sources
<p>Strategic Site 4 “Munger’s”</p> <p>A key element to success for Strategic Site 4 will be continued engagement with the property owner of this site. As an engaged and local property owner, they will be able to drive additional investment to the site and support the advancement of the site plans developed.</p>	<ul style="list-style-type: none"> Continue engagement with property owner to support grant applications and financing needs for development. Advance site plans. 	<p>DOS BOA Pre-Development</p> <p>DRI Small Project Fund</p> <p>Restore NY</p> <p>NY Main Street Anchor DOS</p>

Market and Support Available Sites for Redevelopment

Goals Addressed: 1, 2, 5

Recommendation	Action Items	Funding Sources
Update the IDA's inventory of available sites	<ul style="list-style-type: none"> Develop and regularly update a digital inventory of available sites, including property details, zoning, and redevelopment potential. Make accessible via the Village website. This could be built on the project website established for the BOA. 	DOS BOA Pred-Development Funding
Market available sites & celebrate active investment	<ul style="list-style-type: none"> Apply for BOA pre-development funding to market sites. Initiate program to “award” active investment in the community. 	DOS BOA Pred-Development Funding
Continue pursuing partnerships with private and public entities	<ul style="list-style-type: none"> Continue to foster partnership with the County IDA, real estate professionals, and other regional economic development agencies to market sites and promote redevelopment opportunities. 	
Pursue historic district designation to access additional funding sources	<ul style="list-style-type: none"> Pursue historic district designation to unlock additional funding streams and incentivize rehabilitation projects. 	

Expand Village Wide Tourism Initiatives

Goals Addressed: 2, 4

Recommendation	Action Items	Funding Sources
Expand, support and promote local festivals and events	<ul style="list-style-type: none"> • Coordinate with successful tourism attractions, organizations, and accommodation services to coordinate funding, staff, and resources for events. • Coordinate with HCCC and the local school district to involve students as volunteers. 	
Advertise Existing Businesses and Events	<ul style="list-style-type: none"> • Target advertising along major transportation routes and online platforms to highlight downtown businesses and available accommodations. • Contact Thruway Authority to establish new wayfinding at Herkimer exits. 	DOS BOA Pre-Development
Engage local artists to further promote downtown	<ul style="list-style-type: none"> • Launch a mural and public art program. • Engage local artists and students to enhance downtown's visual appeal and cultural identity. • Coordinate with property owners for public art installations along the commercial corridor. • Coordinate this work with DRI projects, including planned enhancements to the streetscapes and the Downtown Diamond District. 	DRI Small Projects Fund NYS Council on the Arts

Update Zoning and Design Standards

Goals Addressed: 1, 5

Action Items	Funding Sources
<ul style="list-style-type: none"> • Conduct a full zoning audit to identify barriers to residential, mixed-use, and adaptive reuse projects (e.g., density limits, lot coverage, parking minimums, unclear residential definitions). • Draft zoning amendments that <ul style="list-style-type: none"> - Expand mixed-use development allowances throughout the C-3 district - Permit upper-floor residential by right rather than special use - Modernize dimensional standards (lot coverage, setbacks, height) to encourage infill development • Revise design guidelines to ensure new construction and rehabilitation are compatible with historic character and desired form of downtown. <ul style="list-style-type: none"> - Encourage context-sensitive infill that complements historic building forms - Address materials, façade transparency, and signage standards - Promote pedestrian friendly streetscapes with lighting, landscaping and street furniture. • Engage the public on reforms before formal adoption. <ul style="list-style-type: none"> - Host public workshops and developer roundtables to gather input on zoning changes and build support prior to adoption. 	<p>DOS BOA Pre-Development</p>

Support Access to Quality Housing

Goals Addressed: 2, 5

Action Items	Funding Sources
<ul style="list-style-type: none"> • Establish a package of incentives for developers who include affordable units in new projects. <ul style="list-style-type: none"> - This can include density bonuses or streamlined review processes for mixed-income projects or workforce units. • Collaborate with regional housing agencies and non-profits to secure funding and technical assistance for rehabilitating existing housing. <ul style="list-style-type: none"> - Launch a home repair and weatherization program for owner-occupied units in disrepair - Pursue funding for senior-friendly and ADA-accessible housing • Regularly assess housing demand and affordability. <ul style="list-style-type: none"> - Develop a housing needs assessment regularly, every 5-7 years to track demand for rental vs. ownership levels, and special population needs (seniors, students, workforce). 	<p>DOS BOA Pre-Development Homes and Community Renewal</p>

Attract New Residents to the Village

Goals Addressed: 2, 5

Action Items	Funding Sources
<ul style="list-style-type: none"> • Launch campaign to promote Herkimer’s affordability, quality of life, and proximity of major employers with a focus on attracting travel nurses and remote workers. <ul style="list-style-type: none"> - Develop a “Welcome to Herkimer” resource hub (online and in print) with information on housing options, local schools, recreation, and business opportunities. • Work with HCCC to connect students and graduates with local housing, internships, and employment opportunities. <ul style="list-style-type: none"> - Target information to graduating students with housing entrepreneurship opportunities and support. • Establish partnership with business school and arts programs at Herkimer College to support the creation of makerspaces and vendor opportunities to encourage student entrepreneurship and retention. • Revise local regulations to facilitate the creation of STRs and flexible housing. • Host newcomer focused community events to help integrate new residents and foster community connection. • Track population and workforce trends annually to measure the impact of recruitment efforts and refine outreach strategies. 	<p>DRI Small Projects Fund</p> <p>DOS BOA Pre-Development</p> <p>NYS Council on the Arts</p>



HerkimerBOA

Appendices

Inventory & Analysis

1



VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

DEMOGRAPHICS

The Village of Herkimer, like the greater Town and County, has experienced a decline in population over the past decade. In 2022, the Village's population was 6,858, which is a 10% decrease from 2012, when the population was 7,691. The surrounding Town of Herkimer experienced a 5% decrease in population, from 10,156 residents to 9,608 residents, and the County's population experienced a decrease of 6%, from 64,475 to 60,293.

Table 1: Total Population, 2012 - 2022

Geography	2012	2022	% Change
Village of Herkimer	7,691	6,858	-10%
Town of Herkimer	10,156	9,608	-5%
Herkimer County	64,475	60,293	-6%

Source: ACS 2012 and 2022 5-Year Estimate

The Village of Herkimer is older and aging faster than the surrounding County. In 2022, the Village's median age was 48.1. The surrounding Town of Herkimer had the highest median age at 48.5 years of age, which was approximately four years older than the County's median age, 44.3. Still, the median age of the Village and Town of Herkimer both experienced increases of 19% and 15%, respectively. The County had the lowest median age between all three geographies at 44.3, which was the only geography that experience minimal change in median age since 2012.

Table 2: Median Age, 2012 - 2022

Geography	2012	2022	% Change
Village of Herkimer	40.3	48.1	+19%
Town of Herkimer	42.1	48.5	+15%
Herkimer County	42.3	44.3	+5%

Source: ACS: 2012 and 2022 5-Year Estimate

The racial profiles of the Village and surrounding Town and County have changed slightly over the last ten years but remains relatively homogenous. As of 2022, the largest racial group in all three geographies is the White alone (White) population; however, the White alone population did decline by approximately 5% since 2012. The Hispanic or Latino of any race (Hispanic or Latino) population experienced a decrease of 1.8% in the Village. The largest increase of the population was the percentage who identified as two or more races, which increased by 5.96%.

Demographics: Key Takeaways

The Village's population has decreased and aged at a faster rate over the past decade than the Town and County.

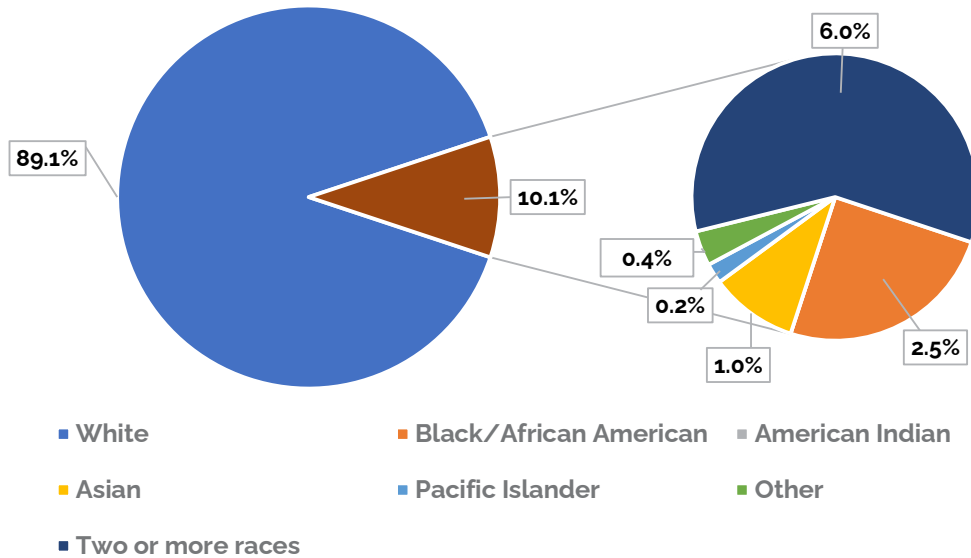
Households in the Village are smaller than the surrounding geographies and are getting smaller.

Unemployment levels have decreased in the Village of Herkimer; however, the Village unemployment rates remain higher than the County.

The number of households in the Village have significantly decreased over the past decade.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

Graph 1: Herkimer – Population by Race, 2022



Compared to the Town of Herkimer and Herkimer County, a higher percentage of residents have not completed high school or have some college, but no degree. The Village’s population also has a higher percentage of residents with bachelor’s degrees. Over the 2012-2022 ten-year period, Village residents became more educated due to an increase in the number of residents who were 25 years and older that attained some degree with no college, or a bachelor’s degree.

Table 5: Educational Attainment (Population over 25), 2012 - 2022

Category	Village of Herkimer			Town of Herkimer			Herkimer County		
	2012	2022	% Change	2012	2022	% Change	2012	2022	% Change
Less than High School	14.2%	10.5%	-26.1%	11.5%	9.8%	-14.8%	11.6%	8.7%	-25.0%
High School Graduate	37.5%	32.1%	-14.4%	38.4%	35.7%	-7.0%	36.2%	34.3%	-5.2%
Some College, no degree	15.6%	23.1%	+48.1%	17.2%	20.4%	+18.6%	18.7%	18.5%	-1.1%
Associate degree	17.0%	14.7%	-13.5%	13.6%	14.8%	+8.8%	13.3%	16.2%	+21.8%
Bachelor’s Degree	8.9%	12.2%	+37.1%	10.1%	12.8%	+26.7%	12.0%	13.3%	+10.8%
Graduate or professional degree	7.9%	7.3%	-7.6%	9.2%	6.6%	-28.3%	8.2%	9.1%	+11.0%

Source: ACS: 2012 and 2022 5-Year Estimate

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Between 2012 and 2022, the labor force within the Village and Town increased, while the labor force within Herkimer County decreased. All three geographic areas experienced a significant decrease in their unemployment rate. Herkimer County had the highest unemployment rate percentage reduction, which decreased significantly (by 52.3%) to 4.2%; this indicates a positive trend in job availability or growth for the greater County. The Village and Town of Herkimer's unemployment rates decreased by 33% (Village) and 45.8% (Town), respectively, and remain higher than the County, at 6.1% and 5.2%, respectively.

Table 6: Labor Participation, 2012 - 2022

Category	Village of Herkimer			Town of Herkimer			Herkimer County		
	2012	2022	% Change	2012	2022	% Change	2012	2022	% Change
Labor Force	3,287	3,585	+9.1%	4,601	5,035	+9.4%	31,939	29,431	-7.9%
Unemployment Rate	9.10%	6.10%	-33.0%	9.60%	5.20%	-45.8%	8.80%	4.20%	-52.3%

Source: ACS: 2012 and 2022 5-Year Estimate

All three geographies have experienced decreases in the number of households over the past ten years. The total number of households in the Village of Herkimer in 2022 was 3,042, an 8.4% decrease from 3,320 in 2012. Similarly, Herkimer County also experienced a 7.9% decrease of households from 26,775 to 24,664. The Town of Herkimer decreased by the smallest amount between all three geographies from 4,252 to 4,132 (2.8%). In terms of household size, minor decreases occurred in the Village and Town (-2.4%), with a minor increase in the County (1.3%).

Table 3: Total Number of Households, 2012 - 2022

Geography	2012	2022	% Change
Village of Herkimer	3,320	3,042	-8.4%
Town of Herkimer	4,252	4,132	-2.8%
Herkimer County	26,775	24,664	-7.9%

Source: ACS 2012 and 2022 5-Year Estimate

Table 4: Average Household Size, 2012 - 2022

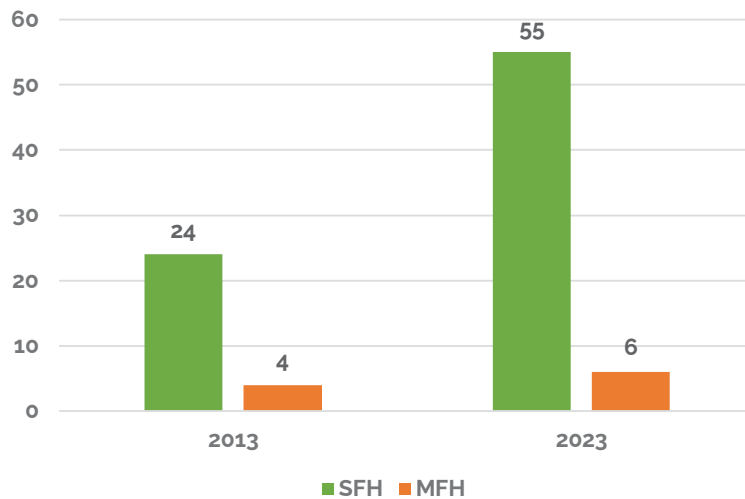
Geography	2012	2022	% Change
Village of Herkimer	2.10	2.05	-2.3%
Town of Herkimer	2.22	2.17	-2.3%
Herkimer County	2.36	2.39	+1.3%

Source: ACS 2012 and 2022 5-Year Estimate

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

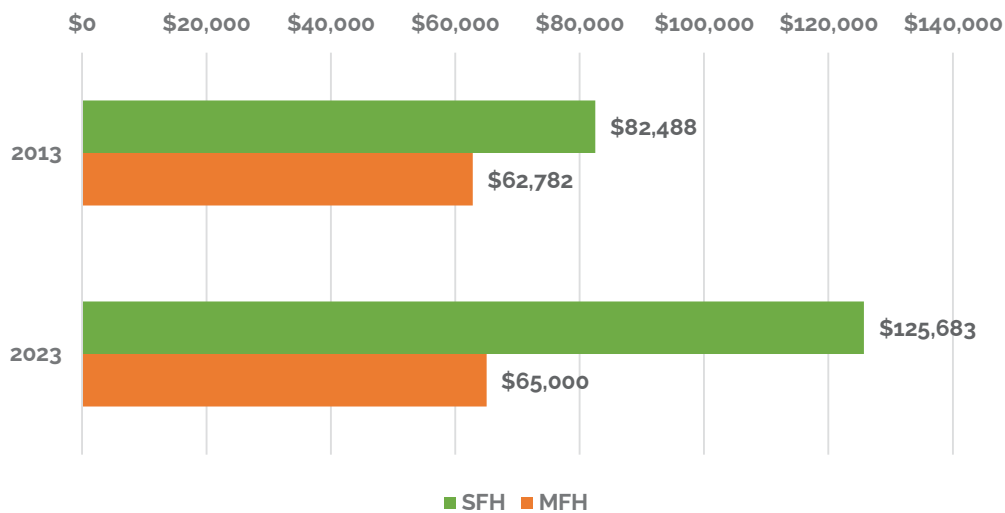
Based on data collected from Landmax for the Herkimer County Housing Study, there were 61 home sales in the Village of Herkimer throughout 2023, a 118% increase compared to the 28 home sales in 2013. Across both years, single-family homes (SFH) were the most common sale type, making up for 86% of home sales in 2013 and for 90% of home sales in 2023. The largest change in average sale price from 2013 to 2023 was seen in the sale of single-family homes with an increase of \$43,195, even when accounting for inflation. Multi-family homes (MFH) saw an increase of \$2,218 with inflation between 2013 and 2023.

Graph 2: Number of Home Sales in the Village of Herkimer, 2013-2023



Source: Landmax Data Systems

Graph 3: Average Home Sale Price with Inflation Adjustment in the Village of Herkimer, 2013-2023



Source: Landmax Data System

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

LAND USE & ZONING

LAND USE

Land use refers to what any given parcel is currently utilized as (i.e., residential, commercial). Land use differs from zoning in that the latter is adopted by the municipal government to regulate the permitted use and density, while land use refers to the specific use type currently on a property. Understanding land use patterns is important when determining whether a proposed project is compatible with the existing conditions of a community's built environment.

Land use classifications are determined by the County assessor based on their utilization according to a system established by The New York State Office of Real Property Services (NYSORPS). The NYSORPS uses nine categories to classify land based on the primary use of each property. For purposes of this assessment, the identified land use classifications were corrected, as needed, based on site visits. According to real property parcel data obtained from Herkimer County, the study area encompasses 133 parcels with a total land area of approximately 33 acres.

Herkimer has a compact downtown with a diverse mix of uses and development intensities, consistent with historic villages and smaller towns in upstate New York. The Main Street corridor has played an important role in the history of Herkimer as the Village's central commercial and residential core.

Land Use & Zoning: Key Takeaways

The core of the study area is largely commercial, but many of the properties are underutilized, with high vacancy levels.

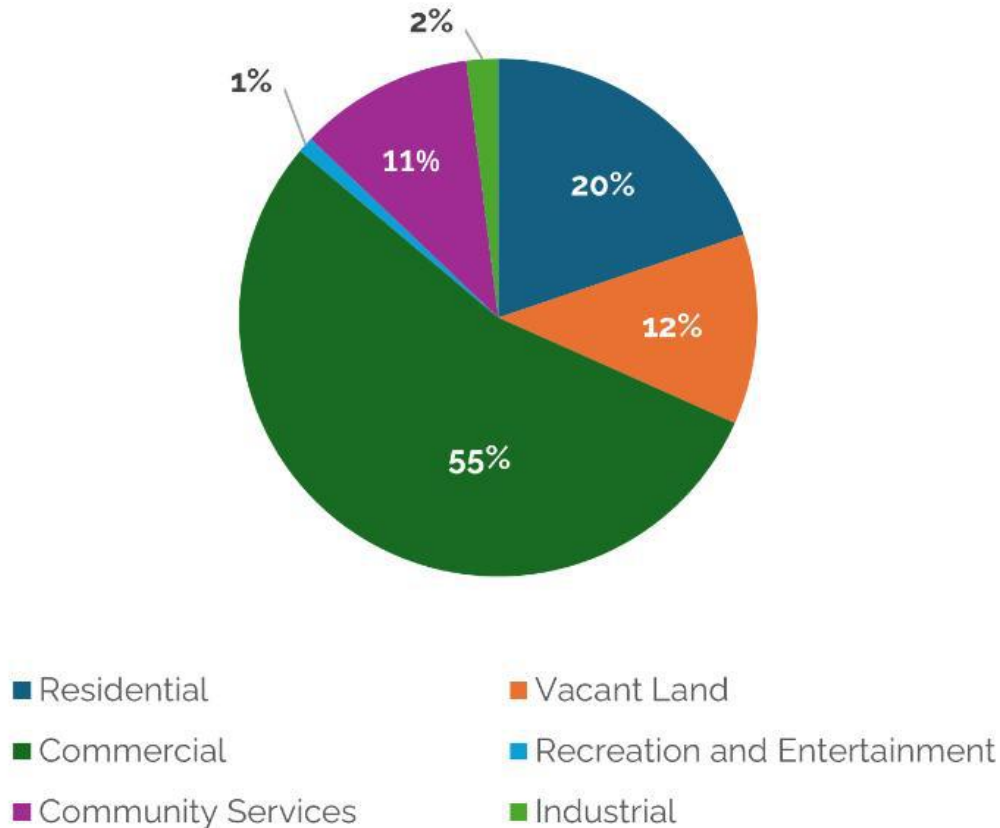
The study area's zoning, while recently updated, does not encourage mixed-use development.

Vacant parcels in the study area represent an opportunity for infill development.

While the zoning along North Main Street corridor was recently modified with the mapping of an overlay district that focuses on building form and the public realm, additional updates could be beneficial to encourage a greater variety of land uses.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

Graph 4: Land Use as a Percent of Total Study Area



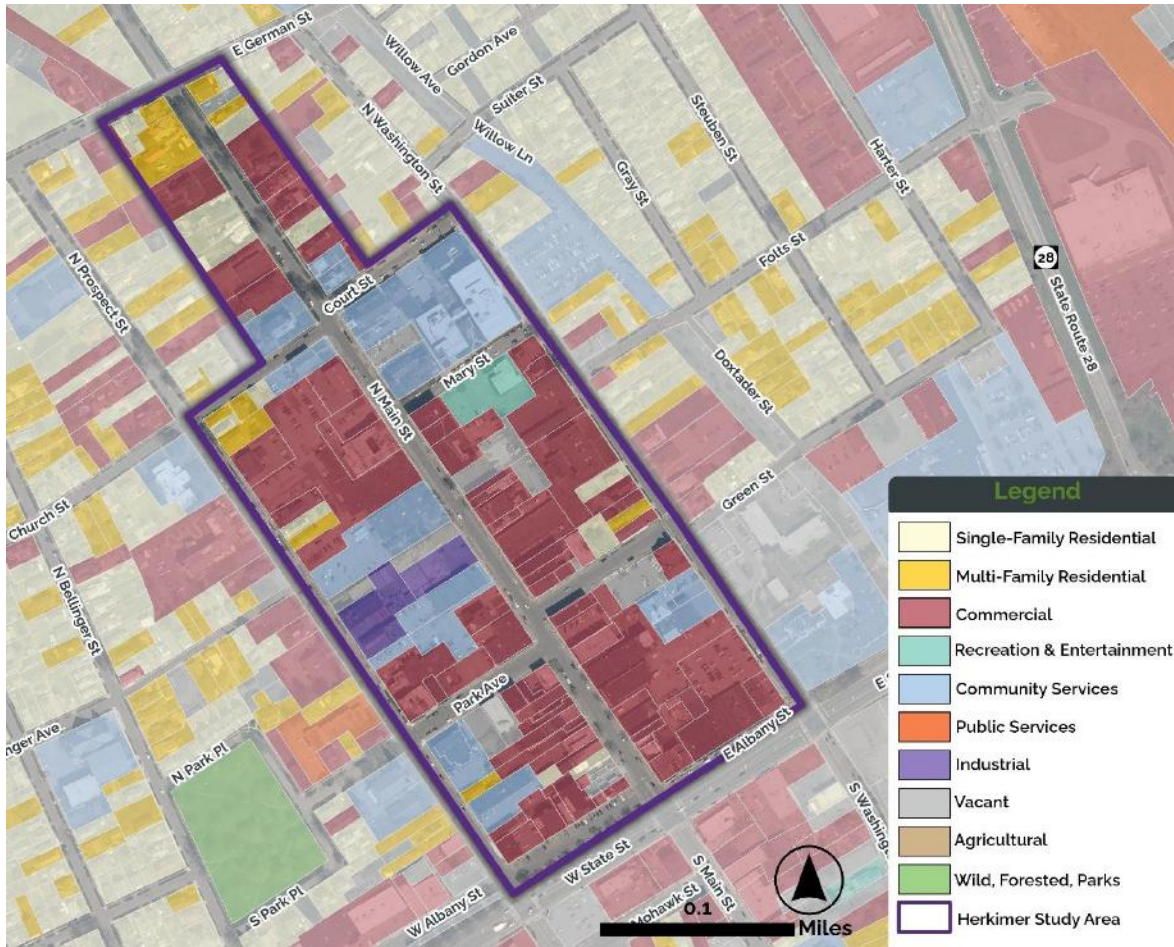
COMMERCIAL

As the study area is focused along North Main Street, the commercial core of the Village, it is no surprise that commercial uses account for the highest proportion of any land use within the study area (55%). Most parcels along North Main Street below Court Street are classified as commercial, with commercial uses also lining East / West Albany Street, Park Avenue, Green Street, North Prospect Street, and North Washington Street. It should be noted, though, that while many of these parcels are classified as commercial uses, many have high vacancy rates, visible in vacant storefronts and vacant upper floor commercial office space. Commercial uses that are present, however, are varied, and include retail, restaurants, offices, salons, a hotel, and financial institutions.

RESIDENTIAL

Residential uses, which comprise 20% of study area parcels, include single- and multi-family uses that are largely concentrated at the northern end of the study area (north of Court Street) and off of the Main Street corridor. There is a notable lack of apartments above commercial uses in the core of the study area.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS



COMMUNITY SERVICES

Community services are properties used for the well-being of the community. Eight parcels in the study area are community service uses, which include civic institutions, houses of worship, educational facilities, one library, and one museum. The parcels are generally scattered throughout the study area, with a concentration of community services along Court Street / at the Court and North Main Street intersection. Combined, these parcels account for 11% of the total study area land area.

VACANT

Vacant lots create gaps in the community fabric. While isolated vacant lots can be found dispersed throughout the study area, many of the vacant lots are contiguous and, as such, hold much potential in the way of large-scale redevelopment opportunities. Vacant lots can also foster an image of decline. Within the study area there are 14 vacant lots, accounting for 12% of the study area. The majority of vacant parcels currently classified as vacant in the study area are in fact working parking lots servicing adjacent businesses. Among the 14 vacant lots, there are two vacant parcels listed that are comprised of a vacant structure.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

OTHER LAND USES

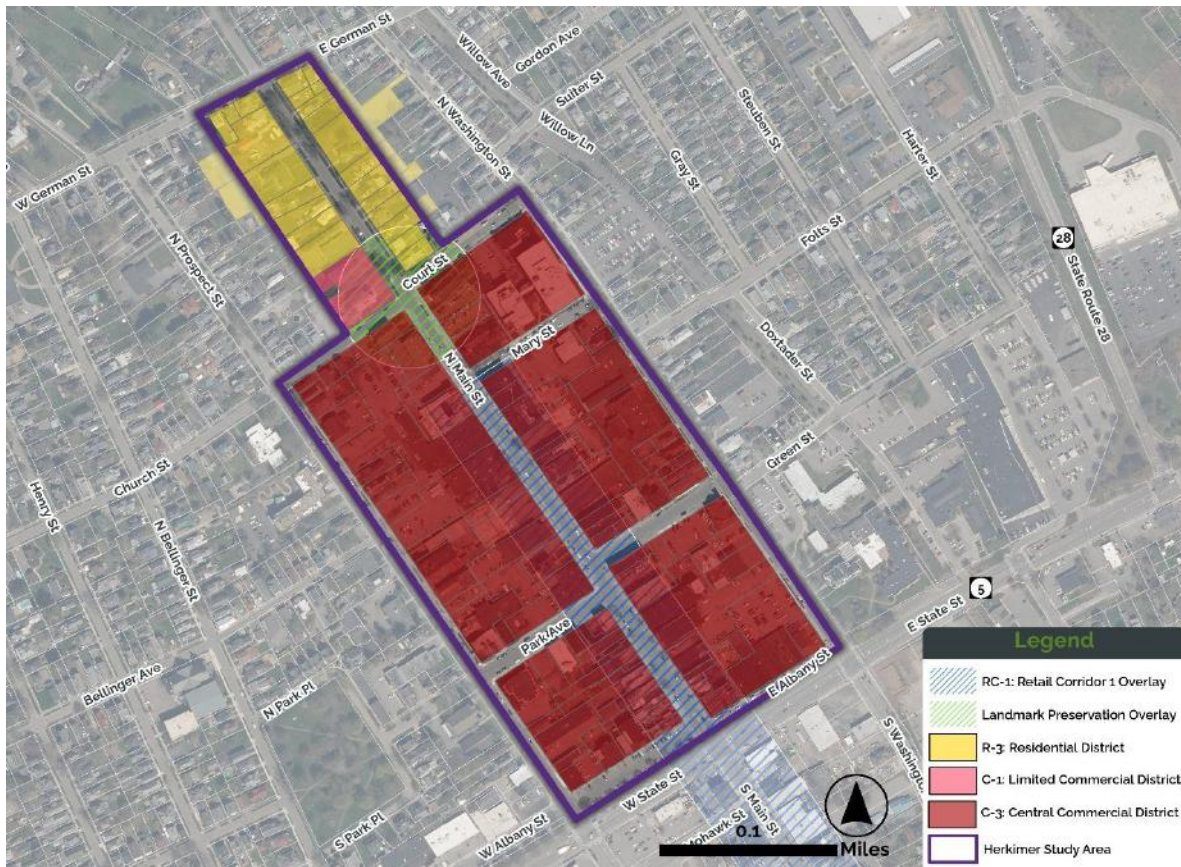
Other land uses in the study area are limited to industrial (2% of the study area) and recreation and entertainment (1% of the study area). The two industrial parcels front North Main and North Prospect Streets between Park Avenue and Church Street and comprise the H.M. Quakenbush Facility, described in greater detail in the “Underutilized, Abandoned, Vacant, and Potential Brownfield Sites” section. The one recreation and entertainment use is the Elks Lodge located on Mary Street.

ZONING

Zoning is the regulatory tool by which municipalities control the development of land. Zoning controls both the use and maximum allowable density for any given area. In this way, zoning can also be leveraged to ensure new development is compatible with community desires regarding land uses, building form and design, and streetscapes. The Village of Herkimer Zoning Ordinance was adopted in 1962 and has been periodically amended, most recently in 2022. The code supports a mix of commercial and community uses in the study area with some housing, as described below. The zoning supports dense, walkable development in the central commercial district (C-3). In addition, the 2022 update supports an attractive, historic downtown form with an active pedestrian-oriented public realm along the existing retail corridor on North Main Street (RC-1).

Several aspects of the code are outdated, however, and could limit future development that is consistent with the community’s vision for a vibrant and walkable downtown center. As noted in the 2020 *Village of Herkimer Master Plan*, residential definitions are unclear and overly restrictive. For example, it is unclear where multifamily residences are permitted, and they are limited in practice by lot, bulk, and height requirements. As defined in the code, townhouses, row houses, and apartment buildings with more than nine tenants are not permitted in the study area. No residential uses are permitted in the central commercial district. Mixed-use is only permitted in the narrow retail corridor district on North Main Street established in 2022, as described in greater detail below. The restrictions on residential development present a challenge for addressing vacancies and providing adequate housing for existing and future residents.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

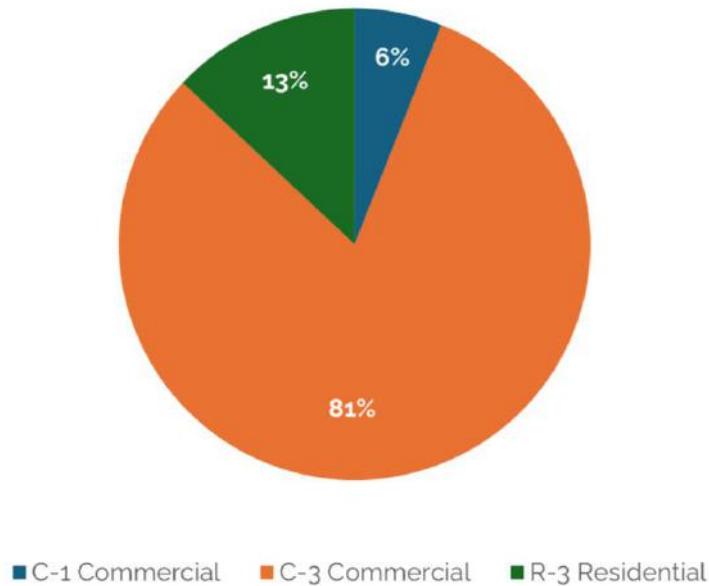


The Village is pursuing additional funding to revise its zoning. Completing a full review and update of the zoning ordinance would help to enable development that is consistent with the 2020 *Master Plan*.

A description of each of these zoning districts, as well as each overlay district, is provided below.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

Graph 5: Zoning as a Percent of Total Study Area



R-3 RESIDENTIAL DISTRICT

This district allows housing and community uses and is relatively low density, with a maximum lot coverage of 25%. The R-3 district allows for single-family homes. Also permitted are two-family and multi-family residences and small, stand-alone apartment buildings (“boarding houses”) or lodging houses for two to nine occupants. These uses are somewhat restricted in practice by lot size and coverage minimums. Uses such as churches, schools, public parks, hospitals, and nursing homes are permitted, and multi-unit senior housing with special approval. The northern-most section of the study area is primarily listed as an R-3 district.

C-1 LIMITED COMMERCIAL DISTRICT

Within the study area, a C-1 district is mapped at the northwest corner of Court and North Main Street. This district allows a mix of housing, community uses, and offices. The C-1 district is relatively low density, with a maximum lot coverage of 30%. It allows R-3 uses plus fraternities/ sororities, dormitories, clubhouses, banks, and business or professional offices.

C-3 CENTRAL COMMERCIAL DISTRICT

All of the study area south of Court Street is within a mapped C-3 district. This district allows commercial uses, such as retail stores, banks, offices, restaurants, entertainment uses, hotel or motels, printers, and parking lots/garages. No residential, industrial, or manufacturing uses are permitted. While heavy industry is not appropriate for a downtown area, the inclusion of some light manufacturing and production facilities could further Herkimer’s interest in attracting STEM related businesses and manufacturing.

The C-3 district is high density, with a maximum lot coverage of 90%.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

RC-1 - RETAIL CORRIDOR 1 DISTRICT OVERLAY

As a result of the 2020 *Master Plan*, in 2022 a new RC-1 overlay district was mapped along North Main Street between Mary Street and West/East Albany Street. The zoning amendment represents a first step toward modernizing Herkimer's zoning code. The RC-1 retail corridor district focuses on building form and the public realm to support a mixed-use, walkable environment within the intent of restoring North Main Street to an aesthetically attractive business district and allowing needed flexibility for future growth. The intent is for properties within this district to establish a common building façade, shared parking, and an overall clean appearance that is generally appealing to retailers.

This district allows both commercial and community uses such as retail stores, banks, offices, restaurants, art studios, salons, brew pubs, gyms, small cultural facilities, recreational facilities, religious institutions, public libraries, hotel or motels, printers, and parking lots/garage. Upper floor residential is permitted as a special use. Design standards are included to support attractive streetscapes and facades in keeping with Herkimer's historic character.

DESIGNATED LANDMARK PRESERVATION OVERLAY

This overlay is intended to protect the historic "four corners" properties in accordance with the Village's Landmark Preservation Law of 2022. These four corners are at the intersection of North Main Street and Church Street / Court Street.

PARKING REQUIREMENTS

There are no parking requirements for the C-3 District. Shared and on-street parking is encouraged in the RC-1 District. In other districts, parking is required on the same or on adjacent lots under the same ownership for buildings follows:

- Residential buildings - 1.5 spaces per dwelling units;
- Businesses - one parking spot per 200 square feet of floor space;
- Industrial uses - dedicated spots for 2/3 of employees; and
- Places of assembly (e.g. theater, auditorium) – one space per 4 seats.

While the parking requirements in the central commercial district are consistent with a walkable downtown, the requirements in the adjacent districts are likely to drive relatively low-density development with potentially excessive parking that limits the investment potential of sites near the business core.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

UNDERUTILIZED, ABANDONED, VACANT, AND POTENTIAL BROWNFIELD SITES

One of the primary objectives of the BOA program is to address blighted properties, including brownfields and vacant, abandoned, and underutilized sites. Brownfields are properties whose redevelopment may be complicated by the real or perceived presence of contamination. Vacant, abandoned, and underutilized sites offer strategic, near-term opportunities for redevelopment.

Data on study area parcels compiled by HRP as part of a County-wide EPA assessment grant was used to identify potential brownfield sites. The identification of potential "brownfield sites" is not intended to indicate a site that requires immediate assessment and/or remediation. Rather, it is intended to identify potential impediments to development and inform sites that might be eligible for BOA Pre-Development funding to spur private investment. These sites may be active and viable businesses, new developments, or vacant and derelict properties.

Sites that are identified as vacant, abandoned, or underutilized were selected using the Village's property class codes in the existing Geographic Information System (GIS) database, augmented with field reconnaissance and stakeholder discussions. These sites were divided as follows:

- *Vacant*: Any property that is vacant, has no apparent current use, and does not contain structures.
- *Abandoned*: Any property that is vacant, has no apparent use, and contains structures.
- *Underutilized*: Any property that is currently used, but the use is considered to be less than the property's highest potential based upon the underlying zoning. For example, a vehicle storage lot situated along an active retail corridor and a multi-story mixed-use building with vacant upper floors are both considered to be underutilized. This designation is subjective and is based primarily upon field reconnaissance, building owner interviews, and input from the Steering Committee.

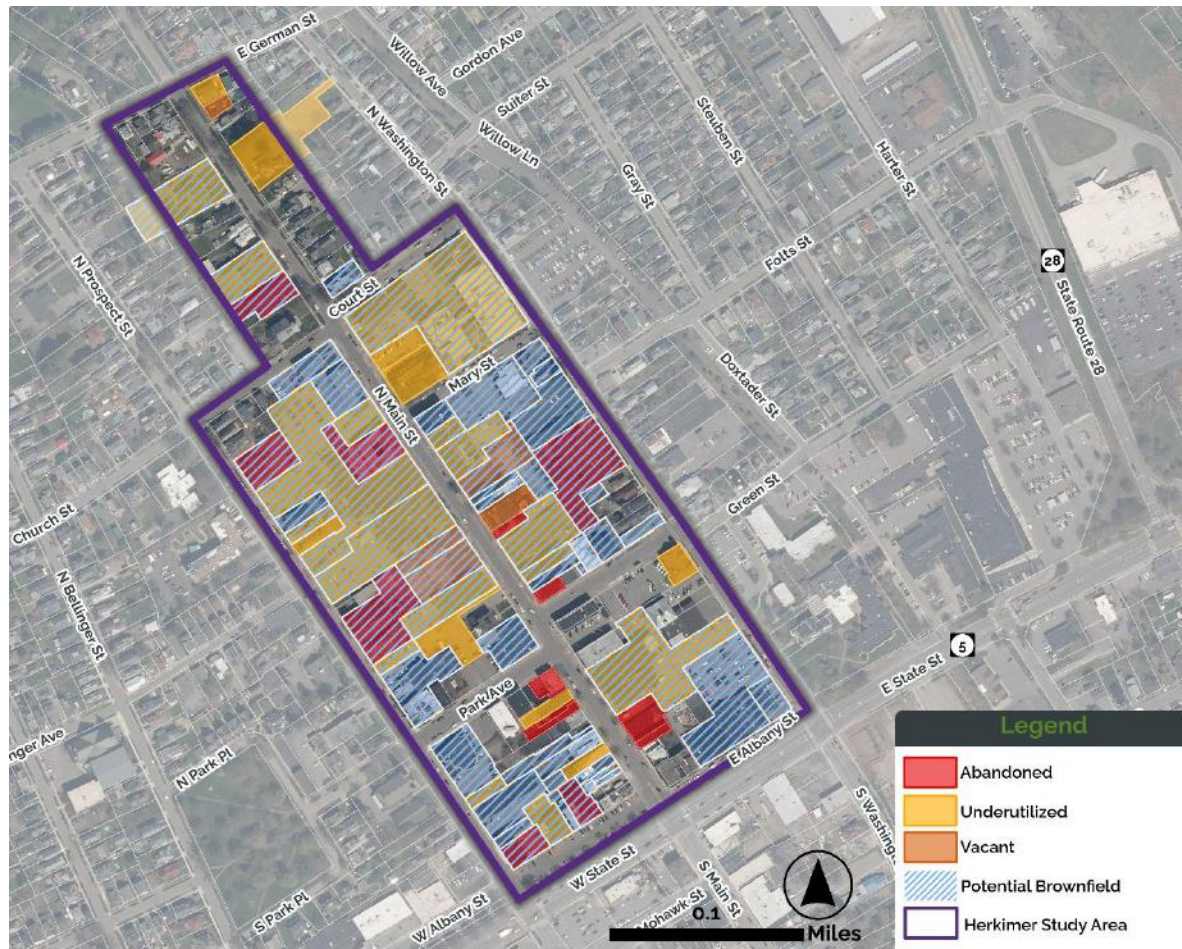
Underutilized, Abandoned, Vacant, & Potential Brownfield Sites: Key Takeaways

77 parcels, representing a combined 24.3 acres, were identified as vacant, underutilized, abandoned, or brownfield sites.

Vacant, underutilized and brownfield sites are primarily concentrated along North Main Street, the main roadway within this study area.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

Based on this analysis, a total of 77 parcels, representing a combined 24.3 acres, were identified as potential brownfields, vacant, abandoned, and/or underutilized sites. It should be noted that 44 of the potential brownfield sites are also considered vacant, abandoned, and/or underutilized. In such instances, these parcels are indicated with both color codes.



A total of 59 potential brownfield sites were identified throughout the study area. These sites were identified due to environmental database finding or historical uses. The largest potential brownfield in the study area is the H.M. Quakenbush Facility, noted in the previous section. This 1.5-acre site is a focus for redevelopment under the State's Brownfield Cleanup Program (BCP), was listed in the NYSDEC Super Fund Program, and was on State's Environmental Site Remediation Database but is no longer active on this list. The site was used for manufacturing operations including metal plating between the 1860s and 2005. In 2006, the USEPA conducted an emergency removal of waste abandoned when the facility operator filed for bankruptcy in 2005. The site's current classification by NYSDEC for this non-registry sites is A – (Active). This site was included in the Herkimer DRI SIP and is proposed to be renovated to create a STEAM learning center, community space, and a public park with basketball-themed public art.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

There are 14 abandoned properties in the study area, seven of which were also identified as potential brownfield sites. The largest abandoned parcel is the former historic school at 217 Washington Street. While currently abandoned, there are plans to convert this existing 48,000-SF structure into apartments in the future. The former Masonic Temple at 415 North Main Street is another key abandoned parcel in the study area. Herkimer County IDA, the parcel owner, is planning to renovate the structure to create a certified commercial kitchen and commercial office space.

Five additional parcels in the study area are vacant (as defined in the BOA program), all of which are located along North Main Street. Four of the vacant parcels are concentrated between Park and Mary Streets, creating a major gap in the built environment and pedestrian experience in the core of the Village's downtown.

Twenty-five parcels in the study area were identified as underutilized, 16 of which were also identified as potential brownfield sites. Many of these properties were identified as underutilized due to the buildings' high vacancy. Several of these sites are proposed to be improved and re-occupied as part of the DRI SIP, including renovating 210-212 North Main Street to 15 upper-floor apartments.

BROWNFIELD, UNDERUTILIZED, VACANT, OR ABANDONED SITES					
Parcel Number	Current Use	Address	Owner	AUV	Brownfield
113.80-2-66.1	External apt	435 N MAIN ST	Hai Jun Zhao	U	Yes
113.81-5-1	Residential	448 N MAIN ST	Tobby Dain	U	No
113.81-5-15	Cultural fac	401 N MAIN ST	County Historical Society	U	Yes
113.81-5-4.2	Vacant Lot	444 N MAIN ST	Tobby Dain	V	No
113.81-5-7	Walk-up off	426 N MAIN ST	Chiu Chin Chen	U	No
113.81-6-21	Walk-up off	117 MARY ST	County Of Herkimer	U	Yes
113.81-6-23	Walk-up off	N Main St	County Data Processing	U	No
113.81-6-24	Church	300 N MAIN ST	Church Episcopal	U	No
113.81-6-25	Historical Society	N Main St	County Old Jail	U	Yes
113.81-6-31	Branch bank	324 N PROSPECT ST	324 Prospect St. LLC	A	Yes
113.81-6-32	Converted Residential	312 N PROSPECT ST	Hilario Melo	U	Yes
113.81-6-33	Residential	310 N PROSPECT ST	Hilario Melo	U	Yes
113.81-6-34	Residential	308 N PROSPECT ST	Ayad Mahmoud Shahbain	U	No
113.81-6-35	Row apt	267 N MAIN ST	Konstantinos Lambrakos	A	Yes
113.81-6-36	Walk-up off	257 N MAIN ST	Castle Enterprises of Herkimer	U	Yes
113.81-6-37	Parking lot	303 N MAIN ST	Scalise Properties LLC	U	Yes
113.81-6-38	No Active Use	319 N MAIN ST	RACS Associates LLC	A	Yes
113.81-6-5	Walk-up off	417 N MAIN ST	Timoth DelMedico LLC	U	Yes
113.81-6-6	Row storage	415 N MAIN ST	HH Tanning LLC	A	Yes
120.25-1-17	External apt	200 N PROSPECT ST	200 Prospect St Realty LLC	U	Yes
120.25-1-21	Parking lot	N Prospect St	Village Parking Lot	U	Yes
120.25-1-22	Light mfg	220 N PROSPECT ST	HMQ 1890 LLC	A	Yes
120.25-1-24	Library	245 N MAIN ST	Village Of Herkimer	U	Yes
120.25-1-25	Vacant Lot	N Main St	HMQ 1890 LLC	V	Yes
120.25-1-26	Vacant Lot	229 N MAIN ST	HMQ 1890 LLC	V	Yes
120.25-1-27	DEC Offices	255 N MAIN ST	State N Y Conservation	U	Yes
120.25-1-28	Parking lot	N Main St	Village Land	U	No
120.25-1-29.1	Row office	205 N MAIN ST	Rotunda Properties LLC	U	Yes
120.25-1-33.1	External apt	141 N MAIN ST	HMV Realty LLC	A	No
120.25-1-36	No Active Use	137 N MAIN ST	HMV Realty LLC	U	No
120.25-1-37.1	External apt	133 N MAIN ST	Supon Chowdhury	A	No
120.25-1-37.2	Row retail	135 N MAIN ST	John Wakefield	A	No

120.25-1-39.2	Row retail	127 N MAIN ST	127 N Main Street LLC	U	Yes
120.25-1-40	External apt	121 N MAIN ST	Herkimer Suites LLC	A	Yes
120.25-1-41	No Active Use	115 N MAIN ST	Almkdad Nagmuddin Eltobah	U	No
120.25-1-42	No Active Use	NW Main St	Vijailaski Dhanna	A	Yes
120.25-1-43	Nbhd tavern	113 N MAIN ST	Peter Caiola	U	Yes
120.25-1-44.2	Row retail	Albany St	114 West Albany LLC	U	Yes
120.25-1-44.3	Row Retail	109 N MAIN ST	Scott Tranter	U	Yes
120.25-1-44.5	Vacant Lot	N Main St	Peter Caiola	V	Yes
120.25-1-46	Row retail	112 W ALBANY ST	114 West Albany LLC	A	Yes
120.25-1-47	External apt	120 W ALBANY ST	Virendranath Dhaniram	U	Yes
120.25-1-48	No Active Use	122 W ALBANY ST	Saleh Rowaid	U	Yes
120.25-1-51	Profssnl off	130 W ALBANY ST	Performance Plus Solution LLC	A	Yes
120.25-1-52	Row retail	108 N PROSPECT ST	Gary Cioch	U	Yes
120.25-1-53	Town Offices	114 N PROSPECT ST	Herkimer Town of	U	Yes
120.25-1-54	No Active Use	118 N PROSPECT ST	Martha Sirois-Wood	U	Yes
120.25-1-56	Post office	135 PARK AVE	Federal U S A Post Office	U	Yes
120.25-2-1	No Active Use	274 N MAIN ST	Konstantinos Lambrakos	A	Yes
120.25-2-10	External apt	240 N MAIN ST	Weisser Roseanne Living Trust	U	Yes
120.25-2-11	Vacant Lot	232 N MAIN ST	Konstantinos Lambrakos	V	No
120.25-2-12	Row retail	230 N MAIN ST	Konstantinos Lambrakos	A	No
120.25-2-13	Parking	NE Main St	Konstantinos Lambrakos	V	Yes
120.25-2-14	Row storage	217 N WASHINGTON ST	217 North Washington St LLC	A	Yes
120.25-2-16	Residential	213 1/2 N WASHINGTON ST	Matthew Renodin	U	Yes
120.25-2-2	Row retail	268 N MAIN ST	Konstantinos Lambrakos	U	Yes
120.25-2-20	Row building	201 N WASHINGTON ST	Zaionz Irrev Trust	U	Yes
120.25-2-21	Residential	115 GREEN ST	Shpetim Domi	U	Yes
120.25-2-22	Row building	111 GREEN ST	Colleen Groom	U	Yes
120.25-2-23	Row retail	216 N MAIN ST	Konstantinos Lambrakos	U	Yes
120.25-2-24	External apt	210 N MAIN ST	Sandra Sperl	U	Yes
120.25-2-25	Row retail	206 N MAIN ST	Konstantinos Lambrakos	U	Yes

120.25-2-26	Parking Lot	109 GREEN ST	Colleen Groom	V	Yes
120.25-2-28	Row office	200 N MAIN ST	Daniel Kirkpatrick	A	No
120.25-2-3	Benev assoc	124 MARY ST	Fraternal Herk L # 1439	U	Yes
120.25-2-33	Partially Occupied Retail	138 N MAIN ST	Herkimer Mall	U	Yes
120.25-2-36	Row retail	126 N MAIN ST	Dawn Calhoun	A	No
120.25-2-37	External apt	122 N MAIN ST	122 Main Empire Inc	A	No
120.25-2-4	External apt	126 MARY ST	Adam Helmer	U	Yes
120.25-2-43.1	Row retail	111 E ALBANY ST	Olga LLC	U	Yes
120.25-2-49	Church	Green St	Herkimer Business & Prof Inc	U	No
120.25-2-5	Residential	237 N WASHINGTON ST	Carrie Sagatis	U	Yes
120.25-2-6	No Active Use	227 N WASHINGTON ST	Naiya Herkimer Inc	A	Yes
120.25-2-7	External apt	260 N MAIN ST	Konstantinos Lambrakos	U	Yes
120.25-2-8	Vacant Lot	248 N MAIN ST	Glory Ventures LLC	V	Yes
120.25-2-9	Row retail	246 N MAIN ST	HOMESCAPE LLC	U	Yes

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

LAND OWNERSHIP PATTERN

Property ownership influences the use of land within the study area and shapes how the public engages with the built environment and publicly owned assets. Ownership patterns can also influence future development. For example, tremendous potential exists for the development of social goods such as affordable housing or parkland on vacant parcels that the public is landlord to, whereas other uses may be more appropriate on private parcels.

The corresponding map identifies publicly and privately owned land in the study area. A total of 80% of the study area parcels are privately owned. Most private property owners own two or fewer properties in the study area. Seven private property owners in the study area own three or more properties, totaling 28 properties within the study area. This accounts for 21% of all properties within the study area. Among these 28 properties, 15 properties are considered vacant, abandoned, and/or underutilized, accounting for 34% of all properties considered to be vacant, abandoned, and/or underutilized.

It is also important to note that private property transactions are frequently occurring, with an increasing number of non-local property owners. This trend makes contacting and coordinating with private property owners increasingly difficult.

Publicly owned parcels represent 20% of study area parcels. These include properties owned by the Village of Herkimer, Herkimer County, New York State, the Herkimer County IDA, the Federal government, and the Town of Herkimer. The largest of the publicly owned parcels is the Herkimer County complex of buildings, which occupies most of the block bordered by Court, Mary, North Main, and North Washington Streets. In addition to representing a significant percentage of the study area acreage, the County also is a major study area employer. The Village is the direct landlord to seven properties in the study area, including three underutilized and/or potential brownfield sites.

Land Ownership: Key Takeaways

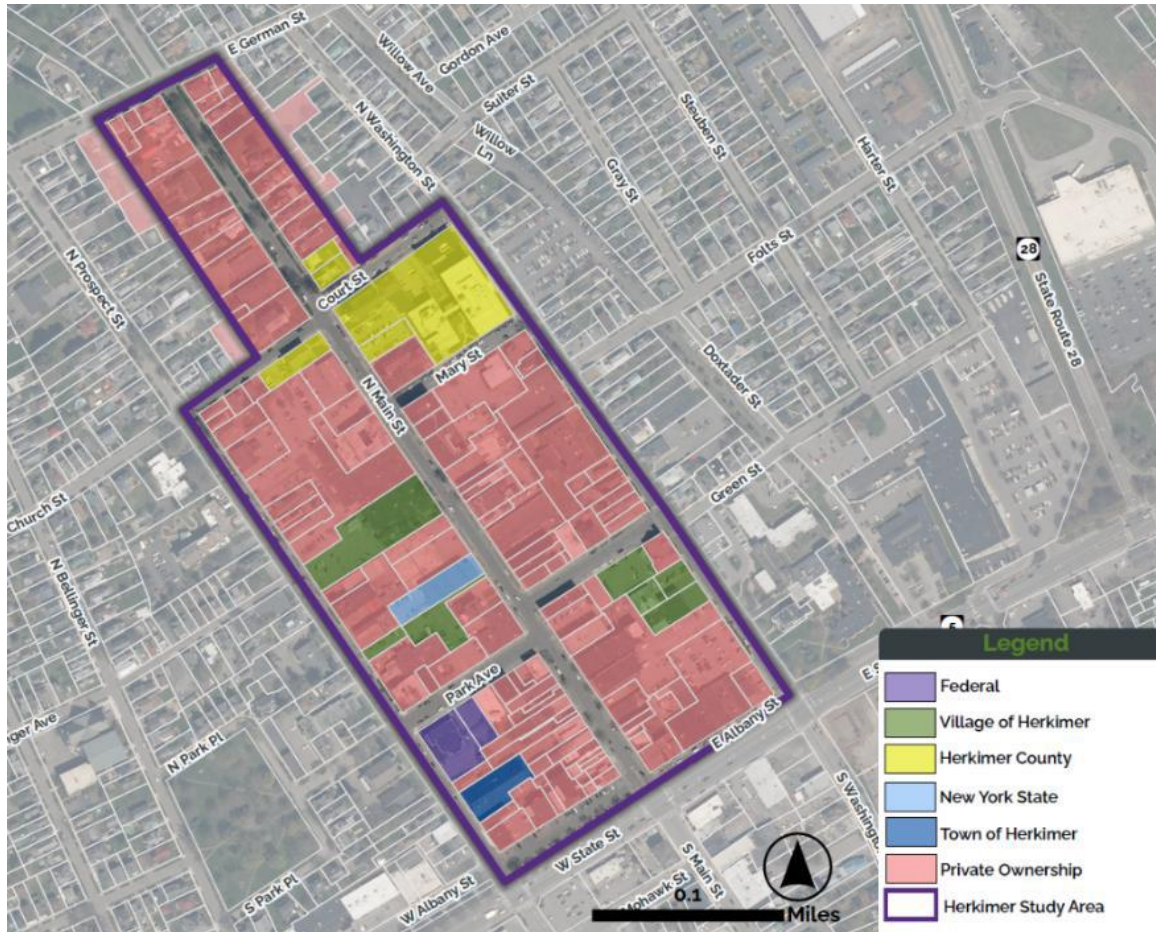
80% of the study area parcels are privately owned, indicating a need to work closely with property owners to identify redevelopment opportunities.

A total of seven property owners owns more than two parcels within the study area; this accounts for 21% of all properties within the study area and 34% of the properties considered vacant, abandoned, and/or underutilized.

While only seven of the study area parcels are owned by the Village, three of these parcels are listed as underutilized and offer an opportunity to explore reuse.

There is a notably high trend in properties transferring between owners – including many out-of-town property owners – making contacting and coordinating with property owners increasingly difficult.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS



VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

PARKS & OPEN SPACE

There are no existing parks in the study area. While there is a small, landscaped area adjacent to the Frank J. Basloe Public Library, there are no benches or programming.

Myers Park is located near the study area and is used by residents of the study area and beyond. Myers Park is a 2.6-acre park and a key gathering space in the village for both formal events and passive recreation. The park offers a large pavilion, monuments, walking paths, benches, grass covered lawns, and large shade trees. Several Village events are held in the park including the recurring "Downtown Chowdown," which features food trucks and performances by local bands, and the "Herkimer Diamond Days Festival," with vendors and community activities. Improvements to the park were included in the Village's DRI Strategic Investment Plan (SIP).

A new park is proposed at the Quackenbush site as part of the Village's DRI SIP.

Parks & Open Space: Key Takeaways

There are no parks within the study area.

Recreational amenities are available within a short walk from the study area.

A new park is being proposed as part of the DRI Strategic Investment Plan.



VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

HISTORIC OR ARCHAEOLOGICALLY SIGNIFICANT AREAS

ARCHITECTURAL RESOURCES

The study area contains five structures listed on the National Register of Historic Places, four of which are concentrated around the Court and North Main Street intersection.

The Herkimer County Historical Society is an Italianate-style structure. Built in 1884, this structure is a well-preserved example of 19th century civic architecture, drawing attention to Herkimer's rich history and the craftsmanship of the period when it was constructed.

The Herkimer County Courthouse was built in 1873 as a three-story wood frame structure with painted brick walls. This courthouse features an octagonal tower with arched openings and a mansard roof.

The Reformed Church is one of the oldest congregations in the Mohawk Valley and played a vital role in the religious and social life of early Dutch and Palatine settlers. Built in 1835, the current church building reflects a blend of Federal and Greek Revival architectural styles, showcasing the craftsmanship of its construction period and its historical importance as a center of community life for over two centuries.

The Herkimer County Jail was built in 1834 and is a significant example of early 19th century penal architecture. The jail is most notable for its austere, Federal-style design. This served as the County's primary detention facility for well over a century and played a key role in the local criminal justice system.

Located at the southern end of the study area, the United States Post Office was built between 1933 and 1934 and is a prominent example of early 20th century federal architecture. This post office was designed in the Colonial Revival style, reflecting the federal government's emphasis on tradition and stability during the Great Depression.

Several other commercial, civic, and religious buildings in the BOA study area may be eligible for historic designation based on their design characteristics and significance to the village and region.

Historic or Archaeologically Significant Areas:

Downtown Herkimer's rich history provides a strong basis for placemaking and tourism.

Five buildings within the study area are listed on the National Register of Historic Places.

All of the study area is sensitive to archaeological resources, indicating that further evaluation of the presence of artifacts may be necessary as part of future ground disturbance construction activities.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

ARCHAEOLOGICAL RESOURCES

OPRHP maps “archaeologically sensitive areas” on their online Cultural Resource Information System (CRIS) database based on buffers around recorded archaeological resources. As shown in the “Historic Resources” figure, this database shows that the entire study area is potentially archaeological sensitive. Archaeological sensitivity is significant in that potential redevelopment projects coinciding in areas with potential archaeological resources will likely need to be evaluated for impacts. This often involves site-specific assessments for all recommendations involving ground disturbance in archaeologically sensitive areas.



VILLAGE OF HERKIMER BOA STUDY AREA
INVENTORY & ANALYSIS

**TRANSPORTATION
SYSTEMS**

STUDY AREA ROAD NETWORK

All the roadways within the study area are Village owned, which provides the municipality with more agency over improvements. Each road within the study area also has a speed limit of 30mph.

The most well trafficked roadway in the study area is North Main Street, which averages 3,500 daily vehicles (based on NYSDOT 2021 data). The heavy utilization of North Main Street is driven by its direct connection to the West State Street, the primary conduit of Herkimer into neighboring municipalities. The portion of North Main Street encompassed by the study area features a right-of-way width ranging from 62 to 70 feet. Sidewalks are located on either side the entire length of North Main Street within the study area. Of the six intersections along North Main Street within the study area, one is stop-controlled at West / East Germain Street. There are no signalized intersections.

The most used roads after North Main Street are North Prospect Street (south of Church Street), Church Street (west of North Main Street), and East/West German Street, all of which average 1,500 daily vehicles.

Transportation
Systems:
Key Takeaways

North Main Street is the primary trafficked roadway.

On- and off-street parking is available throughout the study area.

The Village developed streetscape improvement plans for the study area that were included in the DRI SIP and would significantly improve walkability and bikeability.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS



PARKING

There are a limited number of designated municipal parking lots in the study area, although there is extensive street and private parking available. The largest municipal lot is just north of Park Avenue. Curbside parking can be found on all streets throughout the study area.

WALKABILITY & BIKEABILITY

The study area is a compact and walkable scale, with a mixed pedestrian experience. North Main Street is lined with wide sidewalks with aging brick pavers, pedestrian lights, banners, and some street trees. The commercial portion is degraded by inconsistent sidewalk widths, stretches with no street trees, and conflict points created by driveways and parking lots. Most crosswalks are severely faded, and the lamp posts are dated, limiting visibility at night. Prospect, Washington, Bellinger, Church, Court, Mary, Green, and Albany Streets all have narrower, three-foot sidewalks, many of which are flush with parking lots and curb cuts, faded crosswalks, very few street trees, and no pedestrian scaled lighting. Improved streetscape treatments throughout the study area, such as trees and green space, street furniture, updated pedestrian level lighting and the addition of bicycle facilities and amenities, such as bike racks, are included in the DRI SIP.

There are no bike lanes in the study area. The 2020 *Village Master Plan* recommends that designated bike lanes are not needed due to the limited number of bikers in the Village. Village officials have noted a growing interest in biking in the past few years. Given the existing lane widths and presence of on-street parking, there is insufficient space to add bicycle lanes. The use of sharrow pavement markings along with other traffic calming elements like curb bump outs or speed humps should be considered to make drivers aware that there may be bicycles sharing the roadway.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

INFRASTRUCTURE

WATER

The Village operates a public water system (#2102306) that sources drinking water from two shallow wells (25 feet deep) and a surface water intake at Mill Creek in the Town of Russia. The permitted withdrawal capacity is 2,000 gallons per minute (GPM) for the wells and 1,388 GPM for the surface water, totaling 3,388 GPM (4.88 million gallons per day). Treated water from both sources is stored in a two-million-gallon tank before being distributed by gravity. The system operates below its maximum production capacity, indicating room for future demand growth without adverse impacts.

Surface water serves as the primary source, supplemented by wells as needed. Recent average daily withdrawals are 1.74 million gallons, well below the system's capacity. The Village provides water to residential, commercial, and industrial users and has recently upgraded parts of its distribution system. However, as with many communities across the region, upgrading water infrastructure will remain a priority for years to come. The existing water infrastructure across the study area includes four-inch mains branching from the six-inch main on Prospect Street. The four-inch mains extend onto Bellinger Avenue, Park Avenue, and Church Street. These smaller diameter mains are being upgraded to eight-inch mains as an ongoing effort. Other water mains within the study area will also be replaced as part of this effort, including those on Court Street, Mary Street, and Green Street. An eight-inch main serves Main Street and a ten-inch main serves Washington Street. These larger diameter mains across the downtown area serve as a fire loop.

Existing four-inch water mains – if not upgraded to larger, eight-inch mains as part of the Village's planned infrastructure upgrades, have the potential to present low fire flow capacities, which could limit development potential associated with new uses, such as upper floor residential with required sprinkler systems. Hydrant flow testing was conducted in June 2021 at hydrants located throughout the Village. Results from the hydrant flow testing showed static pressures ranging from 73 to 88 PSI and residual pressures ranging from 15 to 75 PSI. Further fire flow assessment is recommended in any area where re-development is proposed since the hydrants tested as part of this study were located outside the study area.

Infrastructure: Key Takeaways

The Village has sufficient water capacity to meet additional demand and is in the process of upgrading existing four-inch mains to larger mains to improve the distribution system. Additional flow testing is recommended prior to any redevelopment.

While the Village's W/WTP has sufficient capacity to support additional flows, due to the age and uncertain condition of parts of the sewer system, any redevelopment projects that increase sewer loadings will require case-by-case evaluations.

Broadband providers are in the process of upgrading infrastructure within the study area.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

SEWER

The Village of Herkimer operates a 1.7 million gallons per day (MGD) Wastewater Treatment Plant (WWTP) that discharges treated effluent into the Mohawk River under SPDES Permit #NY0020486. Constructed in 1970, the plant operates well below its permitted capacity, with an average daily flow of 0.88 MGD and a maximum daily flow of 1.1 MGD. Recent monthly data (August 2023–July 2024) show an average flow of 0.76 MGD, confirming the plant's capacity to support future redevelopment projects.

The study area is served by an eight-inch vitrified clay pipe collection system that directs wastewater to the WWTP. Due to the age and uncertain condition of parts of the sewer system, any redevelopment projects that increase sewer loadings will require case-by-case evaluations.



STORMWATER MANAGEMENT

The Village storm water management facilities, including storm drains and supporting underground storm drainpipes, were developed without consideration for additional development around Herkimer College. This development has drastically reduced permeable surface soil and significantly increased runoff, putting a strain on the Village

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

storm drain network. The issue could be addressed by aggregated drains in the northwest portion of the Village to a new storm drain segment that routes the water southwest to the Mohawk River. Future public and private development in Herkimer can also incorporate resiliency measures such as green infrastructure and permeable surfaces to reduce runoff.

ELECTRICAL

National Grid provides electrical services to the study area. The local electrical distribution system consists of a combination of overhead and underground networks. While overhead lines are commonly seen along side streets, supported by utility poles, electrical service along Main Street – the central spine of the study area – is provided via underground services to reduce visual impact and their vulnerability to weather.

NATURAL GAS

The Village of Herkimer currently receives natural gas service from National Grid. A network that includes both high-pressure transmission mains, as well as distribution lines, service residential and commercial customers within the Village. Future connections or increased natural gas demand within the study area are not anticipated to face significant limitations due to the existing gas infrastructure.

BROADBAND

Broadband access is essential for a community to compete and thrive in the 21st century. To evaluate broadband adequacy in the study area, speed and coverage were evaluated.

A 2021 study revealed that 6.4% of Herkimer County's population lacks access to modern fiber internet, though the Village of Herkimer's study area and Main Street have 100% coverage. Current residential speeds do not exceed 25 Mbps, while businesses often receive faster services, primarily from HughesNet (up to 100 Mbps). Other internet service providers, like Spectrum, Northland Communications, and SLIC, offer higher speeds (up to 1,000 Mbps) but are underutilized.

Spectrum offers 1 Gbps download speeds throughout the Village and plans upgrades for symmetrical speeds. They support residential and business needs, including enterprise services.

Northland Communications is well-connected throughout Herkimer and mainly provides services to business customers including the Library, the Herkimer County Building, and the bank. Residential customers tend to be residents of multi-unit or multi-use buildings rather than single-family homes. Northland has aerial fiber cables on N. Washington Street all the way to E. German Street. The residential areas and Main Street corridor in between these streets have more limited connectivity, mainly using smaller, underground "drop" cables that connect to the surrounding fiber cables. Northland has no concerns about their capacity to serve the entire Herkimer study area with quality, dependable high-speed internet. For the properties along Main Street that do not currently have drop-cable connections, Northland would cover the cost of installing the necessary infrastructure and the Village would potentially cover a small installation fee. Northland is also preparing to roll out a new service product that would benefit all customers, including those in Herkimer.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

With this service, Northland will come into a multi-unit building and install high-speed internet services to the building at no cost to the owners or residents.

SLIC is proposing expanded fiber services to the study area, using existing Verizon conduits and adding connections where needed. They plan to complete this infrastructure project by spring 2025.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

NATURAL RESOURCES & ENVIRONMENTAL FEATURES

Natural resources and environmental features, such as floodplains, wetlands, water resources, and steep slopes can cause additional complications and restrictions limiting development. The study area has no such limitations: it is not located in the floodplain, there are no wetlands or water resources, and it is relatively flat.

In addition, based on a review of United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soils data, there is only one soil type mapped in the study area. As shown in the table, the entirety of the study area is comprised of soil type HhA, otherwise known as Herkimer gravelly silt loam. This soil type supports a broad range of development options, including dwellings with basements and small commercial buildings.

Natural Resources & Environmental Features: Key Takeaways

The lack of floodplain, wetlands, water resources, and steep slopes within the study area confirms that there are no natural resource constraints on future development.



VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

MARKET ANALYSIS

The real estate trends analysis used data from CoStar and the U.S. Census American Community Survey's (ACS) Housing Data Profiles from 2013 to 2023. The ACS Housing Profile provides residential data, such as total housing units, housing tenure, and home values. CoStar is a database that provides information on various property types through certain metrics such as inventory, vacancy, pricing, and absorption/transactions.

NON-RESIDENTIAL MARKET

VACANCY RATES

True to its history, Herkimer County is re-establishing a presence in the manufacturing and distribution sectors. Companies including Tractor Supply and Amazon have added large distribution centers in the County, creating hundreds of jobs over the last ten years. Prior to the recent closure of Remington Arms, the County had maintained persistently low vacancy rates for industrial space. Coupled with strong year-over-year growth in rent prices, this indicates that there is unmet demand for additional industrial space. The same trends are observed for other commercial property types in the County such as office and retail. As of Q1 2024, an estimated 0.3% of the County's office space was vacant, meaning there is little to no viable office space available for lease. Low commercial vacancy rates present a considerable opportunity to develop additional commercial space in Herkimer. The retail vacancy rate, by comparison, is 4%. The current trajectory of vacancy rates is anticipated to slightly increase for retail, office, and industrial by 2028. The abundance of vacant first floor space on North Main Street could support a variety of office and retail end uses, including, but not limited to, shared offices, restaurants, clothing stores and light manufacturing facilities.

JOB MARKET

Over the last ten years, the 13350 ZIP Code has added a net of 230 jobs, a 7% growth rate (based on Lightcast 2013-2023 data). The manufacturing and government industries have both added over 100 jobs in the 13350 ZIP code since 2013. The largest industries by job count in the Herkimer area (ZIP code 13350) are Healthcare and Social Assistance (849 jobs), Retail Trade (843 jobs), and Accommodation and Food Services (435 jobs). Collectively, these top three industries account for 65% of total jobs. Consistent with the high demand for manufacturing space noted above, manufacturing jobs experienced the highest percentage growth over the ten-year period, increasing by 562%.

Market Analysis: Key Takeaways

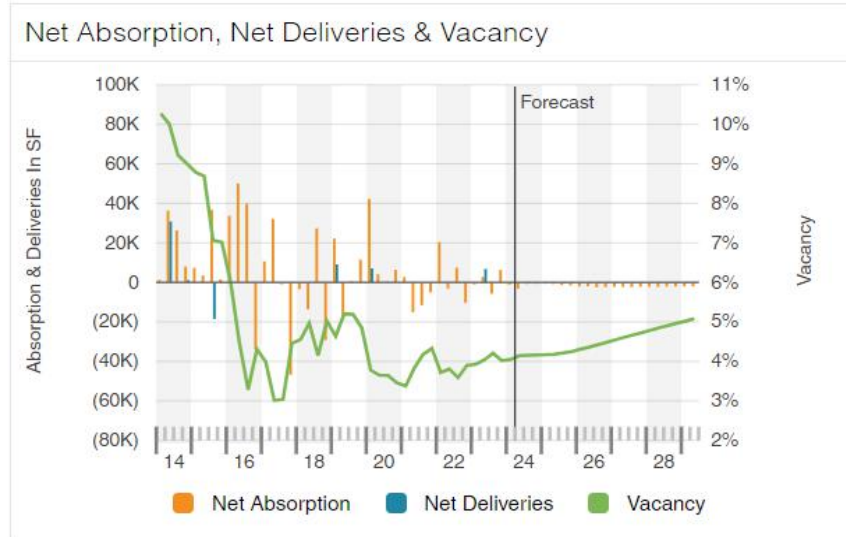
Area jobs are concentrated in the fields of healthcare, retail, and hospitality.

Job growth in the area (13350) has been driven by the government, manufacturing, and other services beyond public administration sectors.

Demand for commercial space presents an opportunity to convert vacant and underutilized properties into space for businesses.

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

Graph 6: Retail Vacancy Rate in Herkimer County, 2014 - 2028



Source: CoStar 2024

Table 7: Employment Profile for 13350 Zip Code, 2013 – 2023

Job Industry	2013 Total Jobs	2023 Total Jobs	% Change in Total Jobs	2013 Total Wages & Salary	2023 Total Wages & Salary	% Change in Total Wages & Salary	2023 Employment Concentration
Utilities	12	14	+16%	\$99,586	\$176,407	60%	1.22
Construction	165	202	+22%	\$41,782	\$64,482	15%	1.21
Manufacturing	20	130	+562%	\$38,346	\$54,660	54%	0.48
Wholesale Trade	115	55	-52%	\$49,897	\$55,821	12%	0.44
Retail Trade	835	843	+1%	\$25,107	\$36,692	46%	2.61
Transportation and Warehousing	40	46	+16%	\$32,640	\$53,591	41%	0.33
Finance and Insurance	59	38	-35%	\$45,086	\$63,769	53%	0.28
Real Estate and Rental and Leasing	27	20	-27%	\$33,506	\$44,904	64%	0.39
Professional, Scientific, and Technical Services	50	63	+26%	\$35,116	\$53,843	53%	0.28
Management of Companies and Enterprises	32	32	-1%	\$68,262	\$57,096	43%	0.60
Administrative and Support and Waste Management and Remediation Services	94	60	-37%	\$18,467	\$39,675	119%	0.30
Educational Services	46	38	-18%	\$9,149	\$43,184	45%	0.47
Health Care and Social Assistance	788	849	+8%	\$30,751	\$45,783	49%	1.94
Accommodation and Food Services	507	435	-14%	\$14,151	\$22,638	60%	1.51
Other Services (except Public Administration)	36	58	+60%	\$22,188	\$32,155	45%	0.41
Government	226	403	+79%	\$33,396	\$38,352	15%	0.79

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

TOURISM

Herkimer County has seen robust performance in the tourism and hospitality sector. In the current year, hospitality real estate has far exceeded ten-year averages across key performance indicators such as occupancy rates, average daily rates, and revenue per available room. The accommodation and food services industry is the third largest employment sector in the 13350 area. There is one hotel in the study area – the Inn Towne Motel at 227 North Washington Street. The Red Roof Inn, as well as several B&Bs and short-term rentals are also located in the Village of Herkimer.

HOUSING MARKET

As of 2022, approximately 45.7% of housing units in the Village were owner-occupied, 38.4% were renter-occupied, and 15.9% were vacant. Compared to the Town and County, the Village's housing stock is more renter-occupied, and vacancy rates are comparatively lower. That being said, the percentage of housing units that are renter-occupied has declined significantly (12.4 percentage points) over the past decade. The percentage of vacant units has also increased at a faster rate (9.4 percentage points) than in the Town or County. When looking more closely at the vacant units present in Herkimer in 2022, it is notable that while in 2012 none of the Village's vacant units were used for seasonal, recreational, or occasional use, today 63 are.

Table 8: Housing Tenure, 2012 - 2022

Geography	Owner-Occupied Units			Renter-Occupied Units			Vacant Units		
	2012	2022	% Change	2012	2022	% Change	2012	2022	% Change
Village of Herkimer	42.6%	45.7%	+3.4%	50.9%	38.4%	-12.4%	6.5%	15.9%	+9.4%
Town of Herkimer	51.9%	53.7%	+5.8%	41.1%	31.4%	-9.7%	7.0%	14.9%	+7.9%
Herkimer County	57.0%	57.8%	+0.8%	23.4%	18.2%	-5.2%	19.7%	24.0%	+4.3%

Source: ACS: 2012 and 2022 5-Year Estimate

VILLAGE OF HERKIMER BOA STUDY AREA INVENTORY & ANALYSIS

According to U.S. Census data, home values have increased in all three geographies over the ten-year period. Both the Village and Town of Herkimer increased by 39%, while Herkimer County had a slightly higher increase, at 42%. Home values in the Village, remain lower (more affordable) than the surrounding Town and County. When looking at rental rates, however, the Village has shifted from having the lowest gross rent per unit to the highest gross rent per unit, of the three geographies.

Table 9: Home Values, 2012 - 2022

Geography	2012	2022	% Change
Village of Herkimer	\$78,500	\$108,900	+39%
Town of Herkimer	\$84,100	\$116,600	+39%
Herkimer County	\$92,300	\$130,900	+42%

Source: ACS: 2012 and 2022 5-Year Estimate

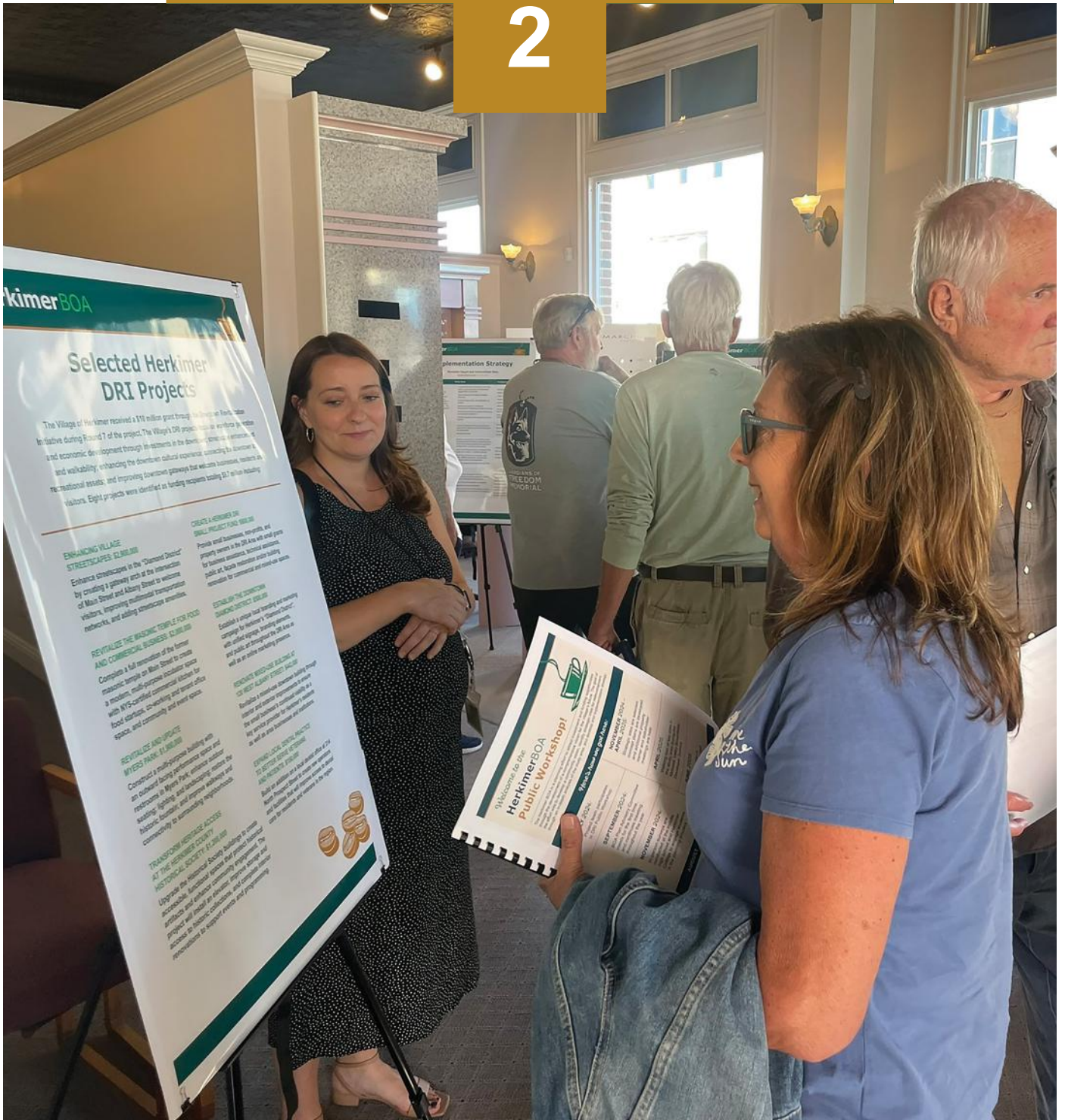
Table 10: Average Gross Rent Per Unit, 2012 - 2022

Geography	2012	2022	% Change
Village of Herkimer	\$605	\$780	+29%
Town of Herkimer	\$610	\$776	+27%
Herkimer County	\$613	\$776	+26%

Source: ACS: 2012 and 2022 5-Year Estimate

Community Engagement

2





This document was prepared with funding provided by the New York State Department of State under the Brownfield Opportunity Areas Program

HERKIMER BOA PLAN Public Workshop Summary

Project Number: 2242813

Location: 200 North Main Street
Date: August 21st 2025
Time: 6:00 PM

DRAFT PLAN PRESENTATION PUBLIC WORKSHOP

The Herkimer BOA project team hosted a public workshop to present the draft BOA plan. The meeting was held at 200 North Main Street, a site which was the location of multiple former businesses, including the former Green Café and most recently an eye doctor's office, and is now for sale. About 30 people were in attendance to review the draft plan's recommendations and provide their feedback.

The workshop was set up in three main stations. The first was background information on the DRI process, which was conducted just before the Herkimer BOA kicked off, including the recently announced projects for funding from NYS, and information about the BOA process. Second, there was a set of boards outlining the Strategic Sites identified in the plan, the draft concepts for their potential redevelopment, and the accompanying policy recommendations in the plan. The final station focused on the implementation strategy. Participants were asked to review the boards, provide feedback on the general plan, identify anything missing using sticky notes, and to identify which of the Strategic Site plans would be most transformational for the Village.

Participants identified Strategic Site 1, the 100 block of Main Street, as the most potential for transformation in the study area. Conversations with participants, however, highlighted the excitement for momentum throughout the Village through work on the DRI and the BOA plan. Some noted that all four Strategic Site redevelopment scenarios would have significant impacts on the downtown.



This document was prepared with funding provided by the New York State Department of State under the Brownfield Opportunity Areas Program

HERKIMER BOA PLAN

Committee Meeting 1 summary.

Project Number: 2242813

Location: County Chamber of Commerce
 Date: September 3, 2024
 Time: 5:00 PM

	Name	Organization/Role
Attendees:	Dana Sherry	Village of Herkimer - Mayor
	John Piseck	Herkimer County IDA
	Kimberly Fiato	Chair Herkimer Planning Board
	Amrit Dhaniram	Business Owner
	Rich Rhymestine	DRI – LPC
	Adam Hutchinson	Herkimer BOCES
	Yvonne Winters	Resident
	Russel Clark	Resident
	Erin Spina	Herkimer County IDA
	Stefan Lutter	Department of State
	Norabelle Greenberger	LaBella Associates
	Mirren Galway	LaBella Associates

Meeting Scope: Herkimer BOA Plan Committee Kick-Off Meeting

Meeting Summary:

INTRODUCTIONS

The meeting began with a round of introductions by the Committee and an overview of the project. This BOA project is kicking off alongside the wrap-up of the Village's Downtown Revitalization Initiative (DRI) project and has a very similar study area. The intent of the BOA is to build on the work being done through the DRI to create a long-term vision for the revitalization of the study area and strategic brownfield, underutilized, vacant, and abandoned sites within it. It was also noted that environmental studies have been completed for the study area through an EPA grant, and the Village is already pro-housing community, a designation now required for several state funding opportunities.

The BOA plan will be largely influenced by the completed vision and goals and community profile of the DRI. Additionally, because the DRI identifies specific projects to receive funding through the DRI process, any projects or ideas that may not have been ready for the DRI

process, will have a place in the BOA process going forward as the plan creates a more long-term vision for the Village.

Because the BOA builds on the work from the DRI, there is flexibility within this process to focus a more tailored approach to the study area depending on the goals of the Village and to complete the BOA on an accelerated timeline.

PROJECT PRIORITIES

The committee identified some preliminary issues, goals, and opportunities for the study area and came up with a few priorities for the overall project. Some major existing obstacles to investment in the Village identified by the Committee included:

- Poor building/structural conditions
- Ownership is difficult to identify in some circumstances, and many property owners are absentee or live out of town
 - It was noted that the Village has some strategies to do structural assessments of buildings with absentee landlords, especially if they owe taxes on properties but that more work needs to be done to bring buildings back to their ideal conditions.
- There is no full assessment of existing infrastructure capacity in the Village
- Broadband in the Village is insufficient
- There are lead pipe concerns within the infrastructure (the Village is working with the EPA get the lead out program to address this)
- There is no set plan for the community that investors and developers can look to right now
- There is a lack of activity in the Village's downtown

Some strengths and opportunities of the Village identified included:

- The proximity to the community college to engage students, their visiting families, visiting sports teams, etc.
- Proximity of the Village to major hubs of employment including Utica, Syracuse, and Albany.
- Proximity of the Village to attractions like the Adirondacks, Cooperstown, Herkimer Diamond Mine and more
- Proximity of the Village to several hospitals with many travel nurses locating frequently to the area
- The development of Short-Term Rentals in the area bringing new people to the Village/region
- Micron development in Syracuse bringing employees to the region
- The residential population in the Village is small, so there is opportunity to bring additional people to the area to visit if there are new attractions.
- The Village is very compact and therefore already walkable in terms of distance.

Based on this early analysis, the BOA priorities will be as follows.



This document was prepared with funding provided by the New York State Department of State under the Brownfield Opportunity Areas Program

1. Conduct an infrastructure analysis of the Village for capacity as part of the inventory/analysis
2. Conduct structural analyses of priority sites
3. Host a developer forum to engage potential investors
4. Consider a hotel/hospitality market analysis/focus group
5. Develop visual depictions of potential developments in the study area

PUBLIC ENGAGEMENT

Another important component of the BOA plan will be public engagement. Because the DRI conducted extensive public engagement work to develop a vision and goals for the area, it was determined that the BOA's public engagement can focus more on getting the public excited about potential in the Village and gather input on what they would like to specifically see at strategic sites in the study area. There is an interest from the Committee to ensure that public engagement is exciting, visual, eye catching, and especially engaging to encourage the public to come to events and get excited about the project. Some early ideas for public engagement included:

- Engaging with students through presentations or activities in classrooms or with student groups
- Engaging with parents and families of students at existing events or through information sent home with students
- Developing public art installations to place within the study area to promote engagement with the project
- Doing pop-up events at the community college
- Conducting a developer forum
- Engaging college students/groups from the fashion merchandising major, the arts, or the BOCES culinary program in creative public events
- Presenting renderings that display the potential of existing buildings/sites
- Hosting a public workshop can at the local high school

NEXT STEPS

- LaBella will develop and provide a draft inventory and analysis for the BOA and dive into analysis of the hospitality industry and other priorities.
- Committee will engage the water department to begin conversation about an infrastructure analysis of the study area.
- LaBella will develop and share a draft public engagement plan for the project.

ITEM	ACTION ITEM	OWNER
1	Develop draft inventory and analysis	LaBella
2	Develop public engagement plan	LaBella



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ITEM	ACTION ITEM	OWNER
3	Connect with water department to initiate infrastructure assessment	LaBella

HERKIMER BOA PLAN

Committee Meeting 2 summary.

Project Number: 2242813

Location: County Chamber of Commerce
 Date: October 29th, 2024
 Time: 5:00 PM

	Name	Organization/Role
Attendees:	Dana Sherry	Village of Herkimer - Mayor
	John Piseck	Herkimer County IDA
	Victoria Adams	Herkimer County IDA
	Kimberly Fiato	Chair Herkimer Planning Board
	Amrit Dhaniram	Business Owner
	Rich Rhymestine	DRI – LPC
	Adam Hutchinson	Herkimer BOCES
	Yvonne Winters	Resident
	Russel Clark	Resident
	Stefan Lutter	Department of State
	Norabelle Greenberger	LaBella Associates
	Mirren Galway	LaBella Associates

Meeting Scope: Herkimer BOA Plan Second Committee Meeting

Meeting Summary:

1. Review Draft Inventory & Analysis

- The committee reviewed the draft inventory and analysis. LaBella Associates provided an overview of the main takeaways, some of the takeaways include:
 - Population in the Village has declined since 2012
 - The Village is older and aging at a faster rate than the surrounding County.
 - The core of the study area is largely commercial, but many of the properties are underutilized, with high vacancy levels.
 - The study area's zoning while recently updated, does not encourage mixed-use development.
 - 80% of the study area parcels are privately owned and seven property owners in the area own more than two parcels.



- There are no major natural resource limitations in the study area, but the study area is sensitive to archaeological resources.
- The study area is served by municipal water and sewer but the system requires significant upgrades to support additional development.

2. Public Engagement Plan

- LaBella associates provided an overview of the draft public engagement plan for the project, which will include stakeholder interviews, a developer forum, school presentation at the local middle school, high school, and community college, site installations, a public workshop, and a project website.
- Committee members provided feedback on the public engagement plan. Some feedback included:
 - Support for artistic focused, vibrant, public installations to encourage excitement and engagement about the plan.
 - Support of pop-up events at existing local public events to further engage the public that may not be able to attend BOA focused events.
 - Support of a local tourism and short-term rental (STR) focus group to better understand the tourism and STR industry in the Village.
 - Committee recommended reaching out to students to let them know about the college outreach event so that they can start thinking about their thoughts on the project.
- The Committee expressed its interest in pursuing participation in one of the local upcoming Herkimer Craft Fairs to get the word out about the project. The local craft fair is being held on November 9th, and the Village will look into whether attendance at the event would be possible. – *Note, since the meeting, the IDA has contacted the organizers and there is no space to participate.*

3. Infrastructure Analysis Updates

- The LaBella Associates team is working with the Village and local infrastructure providers to better understand the status of infrastructure within the Village.
- It is a priority for the Village to understand infrastructure capacity in order to best understand what types of development could be supported by the Village.
- The project team will continue working on building out the infrastructure analysis for the BOA.

4. Strategic Site Identification

- The Committee participated in a discussion focused on identifying strategic and priority sites within the study area for the BOA plan. Several locations were identified that have historic meaning in the Village, have great potential for commercial and/or residential development, or are otherwise underutilized currently.



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- The outcomes of this conversation/site identification will be detailed in a document to be sent separately from these meeting notes. LaBella will then outreach to property owners to understand current conditions, needs, and plans for the sites. This information will be shared with the committee at the next meeting to help inform the resources and tasks that would be of most value to each site.

5. November/December Next Steps

- LaBella will move forward with planning for the middle and high school assembly events, as well as an outreach day at the Community College, this will occur on November 20th.
- LaBella will work to provide the Community College with additional outreach materials for students prior to the college event.
- Project team and Village will work to have a presence at the November 9th craft fair.
- LaBella will outreach to key property owners to understand property status and plans.

6. Scheduling next meeting

- The Committee scheduled its next meeting for December 4th at 5:00pm

ITEM	ACTION ITEM	OWNER
1	Make edits to inventory/analysis	LaBella
2	Continue outreach/analysis of Village infrastructure	LaBella
3	Prepare materials for outreach with middle and high school students and community college students	LaBella
4	Confirm attendance at Craft Fair November 9 th	Village/IDA
5	Develop press release for BOA plan	LaBella
6	Circulate press release/social media launch of project	Village/IDA



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HERKIMER BOA PLAN
Committee Meeting 3 summary.
Project Number: 2242813

Location: Virtual (Zoom)
Date: December 4th, 2024
Time: 5:00 PM

	Name	Organization/Role
Attendees:	Dana Sherry	Village of Herkimer - Mayor
	John Piseck	Herkimer County IDA
	Victoria Adams	Herkimer County IDA
	Kimberly Fiato	Chair Herkimer Planning Board
	Amrit Dhaniram	Business Owner
	Rich Rhymestine	DRI – LPC
	Adam Hutchinson	Herkimer BOCES
	Yvonne Winters	Resident
	Russel Clark	Resident
	Stefan Lutter	Department of State
	Holly Granat	Department of State
	Norabelle Greenberger	LaBella Associates
	Mirren Galway	LaBella Associates
	Megan Wright	LaBella Associates

Meeting Scope: Herkimer BOA Plan Third Committee Meeting

Meeting Summary:

1. Public Engagement Feedback



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- The Committee received an overview of the results of three public engagement efforts: assemblies for Middle and High School students, and a survey distributed to Community College students. The consistent result from these engagement efforts was a need for a place for youth to gather in the Village. College students expressed a need for more shopping, dining, and entertainment opportunities in the Village, noting that they often go to neighboring communities to meet these needs. The Committee was not surprised about the responses that were received from the students, but they were pleasantly surprised by the level of interest that respondents showed in their feedback. The committee requested that LaBella also share the results with the school contacts.

2. Property Owner Updates

- The presentation provided an overview of properties of interest in the area (vacant, abandoned, or underutilized sites), their status, owner, and plans for future development, if any. The Committee also discussed if/how the property could be assisted by the BOA program.
- There were five identified owners in the study area that LaBella was able to meet with that own one or more property in the study area. These properties were:
 - Palmer House – Fully vacant property that is for sale. Owner does not want to be a landlord for residential uses but envisions the property having residences on the upper floors, which could potentially be condos for senior living. There are not currently plans drawn up for conversion and the layout of the building is such that extensive renovations would need to take place before it could be used. It was noted that the BOA process could advance concepts for how this building could be converted, including a funding plan and budget analysis. For the planned developer tour in the spring of 2025, the property owner agreed that the building could be part of the tour and that downstairs window displays could be placed.
 - The Committee inquired into the building sale price and whether it would be possible to get this building registered for historic tax credits.
 - 232-236 Main – Lot is completely vacant and located in the heart of the Village. The area had prior reuse plans developed as part of the DRI process, but did not receive funding, so the owner is looking for other opportunities to develop the site. The owner agreed that the site could be part of the developer tour in the spring.
 - 230 N Main – Property is fully vacant with commercial space on the lower floor and residential space above. The owner does not currently have



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- plans for the property but is willing to participate in window engagement and/or show the property to developers in the spring.
- Johnson's Carpet/Freeman Drapery – Large one-story building, half of which (10,000 SF) is vacant and half occupied by a flooring company. The owner is interested in subdividing the vacant interior space into smaller areas that could be rented out by small businesses. There was also discussion about coordinating with the College to facilitate a makerspace or startup business area that could be used by students. This was a topic that came up in conversations with a business professor at the College as well.
 - Former Green Café – Building is fully vacant and has completed a slew of upgrades to the first-floor commercial space. The second floor of the building has not been touched and needs significant upgrades. The building is for sale by owner for \$260,000. The owner is interested in including the property on the developer walking tour and may be willing to participate in window displays.
 - Herkimer Mall – Property contains four separate buildings that were combined into one, resulting in an unusual internal structure. The basement and first floor of this building are occupied, but the top floors are vacant. The owner is excited about potential funding opportunities and renovations to the building but has not completed any architectural renderings of what the site could become. It was noted that, if the Committee was interested, this site could be a good opportunity to display some innovative concepts for the façade or upper floors of the property.
 - NYSDEC Building – Property is State-owned and currently occupied by a DEC office, who will vacate the space in 2025. Because it is State owned, the property will be offered up to other State entities for re-use before it goes to open sale. This building presents a unique redevelopment opportunity due to its historic importance as an old auto factory, and DEC was not aware of any restrictions of use on the site. DEC recommended that LaBella submit a FOIL request for the site to get previous building studies.
 - Former Bank Site – Owner of this site lives in Atlanta and is eager to get a tenant into the building, which has been vacant since the bank left in fall 2024. The building is in good shape and there is no preferred commercial tenant type.
- LaBella noted that there are several additional property owners that they have contact information for, but who have not been responsive. LaBella will continue to follow up.



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- There are also several properties for which contact information or ownership could not be identified. These included:
 - 260 N Main and 268-272 N Main – Dana to ask Gus who the new owner(s) are.
 - 121 N Main and 131 N Main (Herkimer Suites, LLC) – Dana will inquire with the Village Codes Officer on site ownership.
 - 127 N Main – Owner is possibly Nicholas Corriano or Scott unless Nick has recently sold.
 - 135 N Main – May have sold from John Wakefield to a different owner. Dana thinks someone from New York City bought it and will get the name.
- Other notes on changes in property ownership for smaller sites along Main Street included:
 - Realm Physical Therapy is now Mountain Chiropractic.
 - 122 West Albany building is managed by Dominic Scalise.
 - 248 Main Street is owned by Jay Rosen.
 - 426 N Main Street is taken care of by the people across the street, but the owners are unknown.

3. Infrastructure Analysis Update

- LaBella provided an overview of the updated analysis of the study area's infrastructure capacity.
 - **Water:** The area has no issues in terms of existing water capacity, especially since the Village has been proactive in replacing their water mains; additional 4" mains in the study area will be replaced with larger mains as part of a current grant-funded infrastructure project. Flow tests that have already been completed by the Village were done outside of the study area. The results showed generally good pressure, with low pressure at some locations likely due to smaller (4" mains), which might be addressed as part of the planned upgrades. It was also noted that low pressure could be addressed by private on-site investments, if need be.
 - **Sewer:** The Village's sewer system was originally constructed to handle much larger flows than it currently is (equipped to handle 1.7 million gallons per day at full capacity). LaBella is waiting to hear from the engineering firm that originally completed a report on the current condition of the mains in the system.
 - The entire study area is served by electrical and gas services.
 - **Fiber and internet:** Better services are coming, including improve service for residents through Northland and SLIC.



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- LaBella noted that in developing recommendations for strategic sites in the study area, the incremental additional infrastructure demand could be calculated and evaluated.
4. Tourism Focus Group Updates/Discussion
- LaBella was able to connect with a representative from the Herkimer County Chamber of Commerce, who is also one of the two Bed & Breakfast owners in the Village. They would be happy to speak with customers about their reasons for visiting the Village and what they typically do when visiting. It was noted that a physical survey to be distributed to visitors and then analyzed would be useful.
 - The Committee mentioned that outreach to the Red Roof Inn would also be beneficial to see why visitors come to the Village, how long they stay, and what they do when they're there.
5. Scheduling next meeting
- The next meeting will not be scheduled until property owner outreach is completed, but the next meeting will take place early in the New Year.

ITEM	ACTION ITEM	OWNER
1	Send survey & Mentimeter responses from student engagement to educators.	LaBella
2	Identify asking rent for old bank building.	LaBella
3	Prepare survey for B&B hosts to distribute to customers and organize outreach for tourism calls.	LaBella
4	Gather missing property owner information.	Village/IDA
5	Follow up with B&L on infrastructure report.	LaBella



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HERKIMER BOA PLAN

Committee Meeting 4 summary.

Project Number: 2242813

Location: County Chamber of Commerce

Date: January 30th, 2024

Time: 5:00 PM

	Name	Organization/Role
Attendees:	Dana Sherry	Village of Herkimer - Mayor
	John Piseck	Herkimer County IDA
	Victoria Adams	Herkimer County IDA
	Kimberly Fiato	Chair Herkimer Planning Board
	Rich Rhymestine	DRI – LPC
	Adam Hutchinson	Herkimer BOCES
	Yvonne Winters	Resident
	Russel Clark	Resident
	Norabelle Greenberger	LaBella Associates
	Mirren Galway	LaBella Associates

Meeting Scope: Herkimer BOA Plan Fourth Committee Meeting

Meeting Summary:

1. Additional Analysis Updates

- o LaBella provided an update on the updated inventory and analysis document that has been edited to reflect comments, edits, and additional information from the County-wide housing study that was just completed.
- o LaBella also provided an update on a site visit that was conducted by a LaBella structural engineer and Herkimer's building inspector on January 3rd focused on the west 100 block of North Main Street



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- A summary of the results of this site visit is included within the attached PowerPoint at the end of this document.
- 2. Community Engagement Updates
 - Tourism Outreach
 - LaBella provided an update on progress made connecting with stakeholders in the tourism industry. Contact was made with the Red Roof Inn and a local Bed and Breakfast owner. LaBella will be following up with virtual meetings with each of them to discuss their experiences in the industry and to set up a survey about their time in the Village for visitors to complete when visiting.
 - A hotel analysis was also conducted for a 50-mile radius surrounding neighboring Little Falls to assess existing hotel demand in the region. Based on occupancy rates, revenue, and daily hotel rates increasing over the past 7 years, the data indicates the area could support additional hotel demand.
 - The committee recommended additional contacts for tourism discussions, including the local Diamond Mine operator and the other B&B in the Village.
 - It was noted by a member of the committee that access to additional accommodation options within the Village is important. Especially, it was added, because of the number of traveling nurses currently at the local hospital and how people tend to stay in Utica if they are visiting the area, rather than the Village.
 - Additional Property Owner Meetings
 - LaBella also updated on the progress of meeting with property owners within the study area. Meetings were held with owners of 300 N Main, 210 N Main, 126 Mary, 141 N Main, 130 W Albany, 122 W Albany, and 248 N Main.
 - Property owners were asked about conditions of the existing buildings, current uses of the buildings, plans for future uses of the building, any additional context on the property, and whether the owner would be willing to participate in public engagement window installments in the buildings as a part of the BOA project.
 - Storefront Engagement
 - An update was also provided about the plan to develop storefront visualizations of potential uses of currently vacant or underutilized storefronts and buildings within the study area.
 - Sidekick Creative developed a mockup that was shared with the committee of what these would look like.



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- These will be used in a walking tour of downtown for potential developers, investors, and funding agencies as a part of the Mohawk valley Brownfield Developers Summit held at the end of April
- QR codes would be used along with these visualizations to provide viewers with building information and a vision for the site.
- The committee engaged in a discussion about key sites in the study area that these would best suit.

3. Strategic Sites Exercise

- The Committee reviewed several sites within the study area based on several factors, including the engagement of the property owner, the location and size of the parcel, whether it is a brownfield, abandoned, underutilized or vacant site, and the severity of obstacles to investment at the site.
- The committee has an interest in developing the visual installations for as many of the vacant storefronts within the corridor as possible while considering budget and property owner willingness.
- Key strategic sites identified by the committee included 138 North Main, 255 North Main, 267 North Main, and the group of buildings located within the west 100 block of Main with structural concerns.
 - Conversation among the committee about strategic sites centered largely around the structural stability of buildings and state of their interiors, the potential reuses of certain buildings, including some light manufacturing potential as well as community services or parks.
- A committee member asked about next steps on these key sites in the study area. Generally, as needed, environmental assessments and historic needs assessments will be conducted, visual installations will be developed, and any other analysis of the sites will be conducted to develop a deeper understanding of constraints and opportunities on the sites.

ITEM	ACTION ITEM	OWNER
1	Continue outreach to tourism stakeholders and conduct meetings.	LaBella
2	Identify cost estimates for visual storefront installations.	LaBella
3	Continue necessary assessments and begin developing reuse concept plans for strategic sites.	LaBella
4	Develop flyer for conference walking tour.	LaBella



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AGENDA

1. Additional Analysis Updates
2. Community Engagement Updates
3. Strategic Sites Exercise
4. Next Steps



INVENTORY & ANALYSIS

Updates:

- Addressed DOS & Committee Comments
- Incorporated Infrastructure Memo (reviewed at Meeting #3)
- Incorporated County-Wide Housing Study data

Posted on the Project Website

Will continue to be tweaked/refined when incorporated into the Plan





Stakeholders

**Red Roof Inn
Bed & Breakfast Owner
Herkimer Business & Professional
Association**

(more updates when we get to community engagement agenda item!)

TOURISM UPDATES

Smith Travel Research Data was reviewed for ~50-mile radius to identify hotel demand.

Determinants for additional hotel demand include occupancy rates & revenue.

Daily hotel rates, occupancy rates, and revenue per room increased between 2016 and 2023, indicating the area could handle additional hotel demand.



**STRUCTURAL
MAIN STREET
SITE VISIT
(EXTERIOR ONLY)**

Conducted on January 3, 2025

LaBella Structural Engineer joined by
Herkimer Building Inspector

Focus on the West 100 Block of N.
Main Street

Structural Assessment

115 N MAIN

- Building is in a dynamic state of collapse. The rear portion of the building has been razed, but the front section that remains is unstable and posing a threat to public safety and adjacent property.
- Owner was unresponsive to Village requests to stabilize the building.
- The building is not safe for entry and should be razed or stabilized immediately to protect public safety.
- Village submitted a CDBG application requesting funding for the costs to demolish the building and remove debris. Awaiting funding announcement.



Structural Assessment

121 N MAIN

- Previous unpermitted structural modifications along the interior of the building that will require repair.
- The modifications appear local as no evidence of failure or imminent collapse was apparent from the building exterior.
- While building is potentially salvageable, it may be cost prohibitive given market realities.
- We recommended notifying the owner of the unsafe conditions and requiring stabilization plans or demolition plans be submitted,



Structural Assessment

131 N MAIN

- Significant structural damage along interior floors (including partial collapse) due to years of water infiltration.
- The building does not appear to be a good candidate for renovation due to the extent of structural damage.
- We recommended notifying the owner of the unsafe conditions and requiring stabilization plans or demolition plans be submitted,



Structural Assessment

137 N MAIN

- Building Inspector reported significant interior structural damage/water damage, including partial collapse of interior/roof framing
- Deteriorated masonry was observed along the rear corner of the building due to roof drainage paths, which is creating falling debris hazards
- Cost of repairs likely exceeds potential value and may not be feasible to rebuild.
- We recommended notifying the owner of the unsafe conditions and requiring stabilization plans or demolition plans be submitted.



Structural Assessment

137 N MAIN

- Significant structural damage at the rear of the building that will be a blight on the neighborhood if not renovated or removed.
- Cost of repairs likely exceeds potential value and may not be feasible to rebuild.
- We recommended notifying the owner of the unsafe conditions and requiring stabilization plans or demolition plans be submitted,





ADDITIONAL PROPERTY OWNER MEETINGS



126 Mary



141 N Main



300 N Main



210 N Main



122 W Albany



130 W Albany



248 N Main

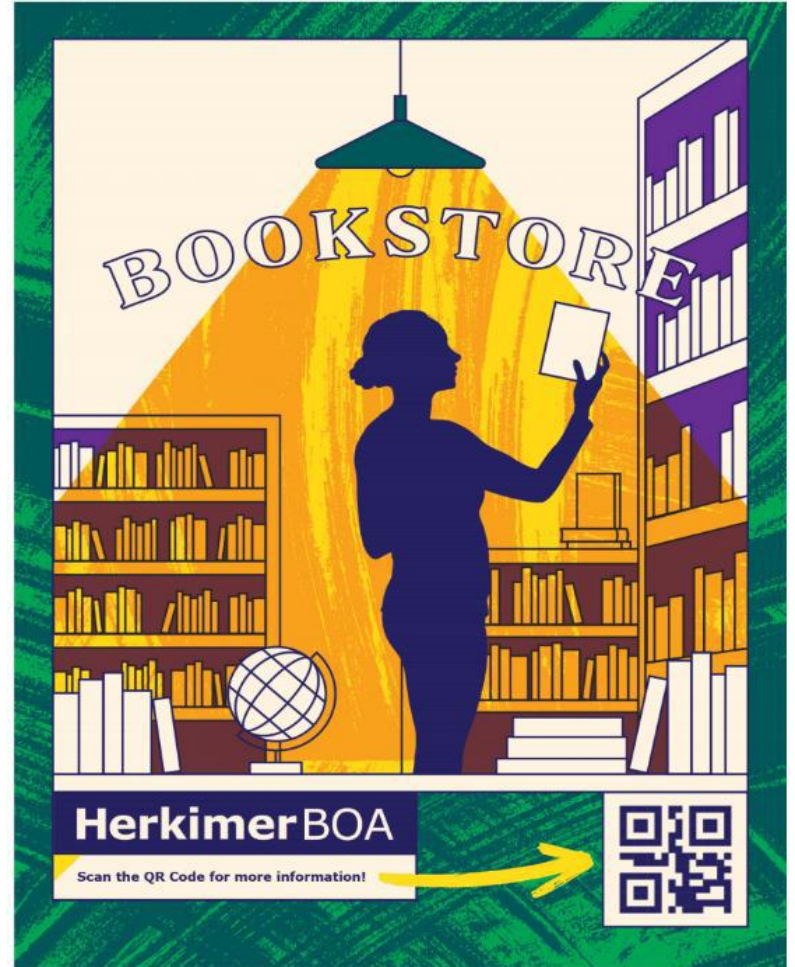
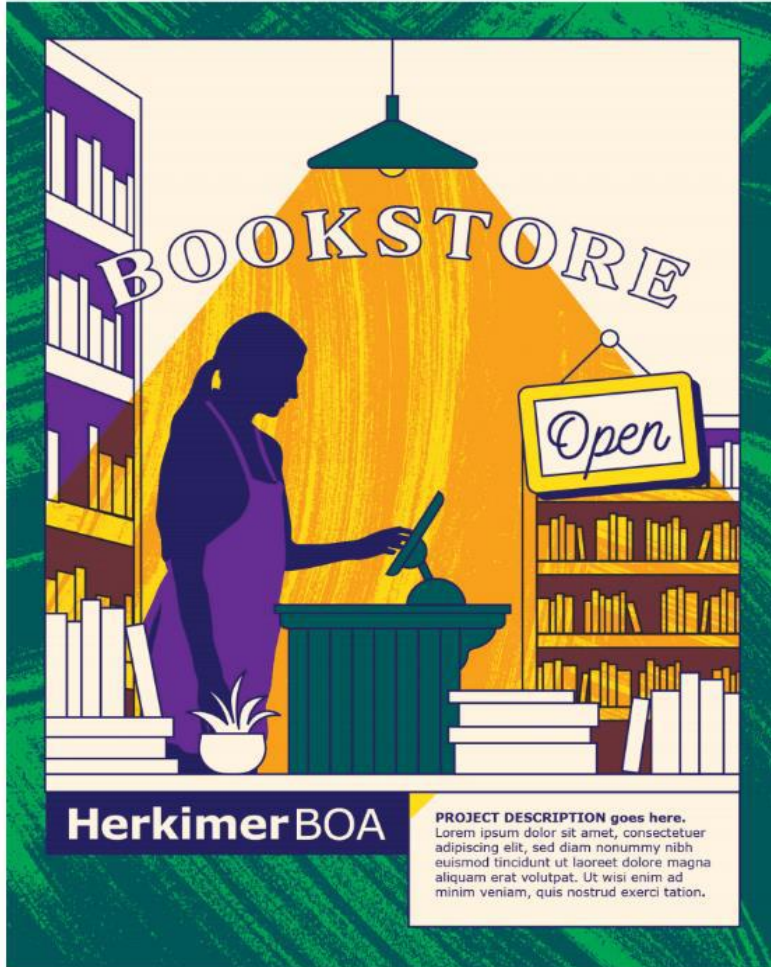


NEXT STEPS FOR TOURISM ENGAGEMENT

Meetings with Red Roof and B&B Owners/Operators

Survey of Visitors

2/12 Meeting with the Herkimer Business & Professional Association





A P R I L 2 9 - 3 0
H C C C

Walking tour of downtown

Target audience: potential developers, investors, and funding agencies

QR codes at strategic sites to view building information and vision





STRATEGIC SITES

a key piece of land within a BOA that is considered particularly important for redevelopment due to its location, size, or potential to catalyze further development within the broader area.

TWO TYPES OF PROPERTIES

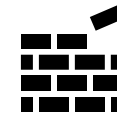


Engaged Property Owner

Priority Parcel (Location, Size,...)

Brownfield, Abandoned,
Underutilized, or Vacant

Obstacle to Investment



Abandoned Property/
Non-Responsive Property Owner

Priority Parcel (Location, Size,...)

Brownfield, Abandoned,
Underutilized, or Vacant

(Many) Obstacles to Investment

TWO APPROACHES



Reuse Plans (architectural,
structural)

Financing Model

Window Installs

Developer Walking Tour

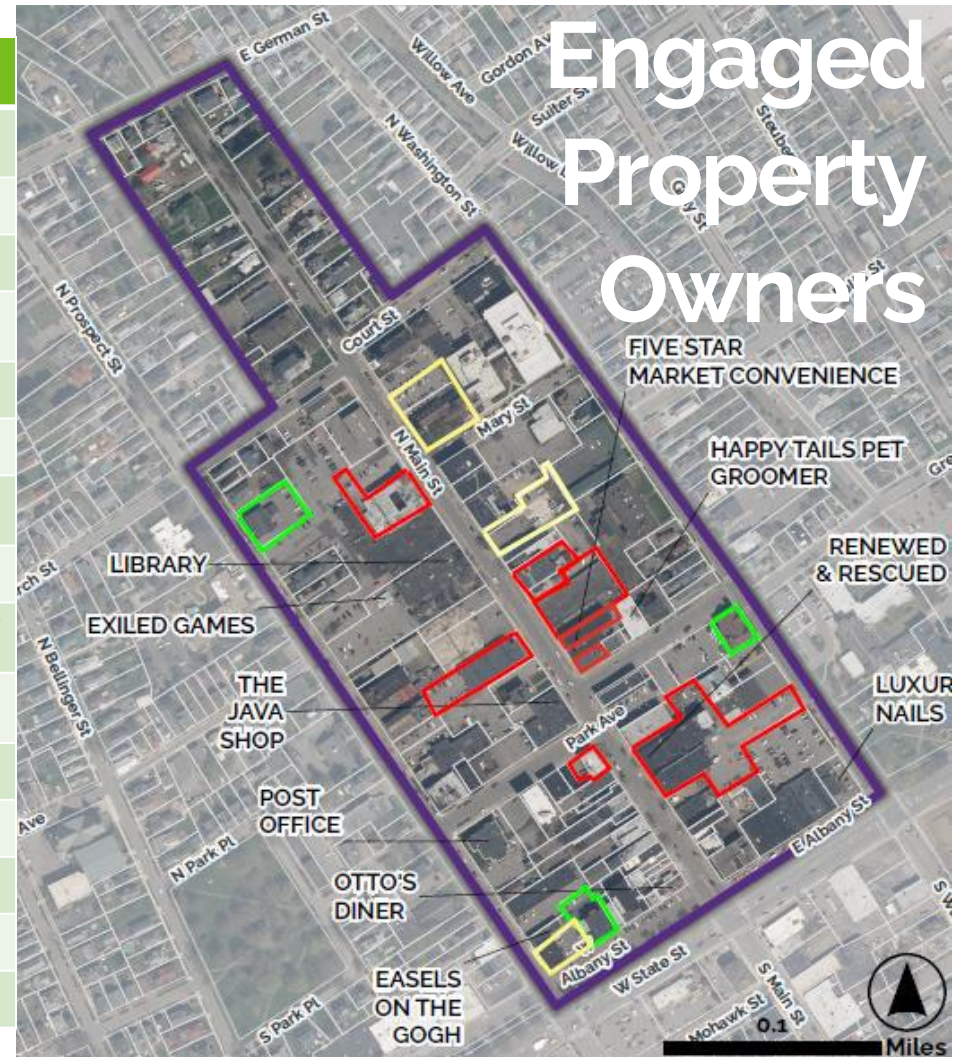


Historic Building Documentation

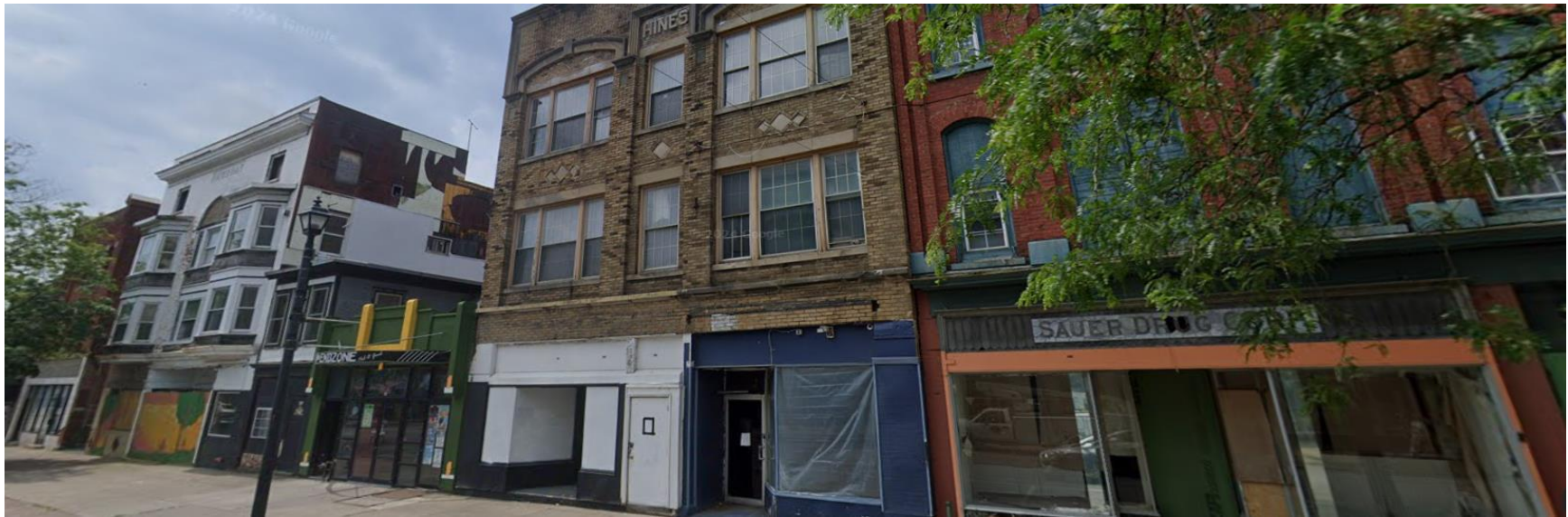
Structural Engineer
Demolition/Stabilization
Assessment & Cost Estimates

Site Activation Opportunities

Site	Priority Loc./ Size	B/A/U/V	Investment Obstacle
138 N Main	Yes	U/B	Structural Questions, Access to Grant Funding
141 N Main	Yes	A	Attracting retailer
200 N Main	Yes	A	Attracting tenants
210 N Main	Yes	A/B	Access to Grant Funding or Attracting Investor/Purchaser
216 N Main	Yes	U/B	Reuse options
230 N Main	Yes	A	Attracting tenants
232 N Main	Yes	V	Attracting Investor/Purchaser, Funding strategy
248 N Main	Yes	V/B	N/A
255 N Main	Yes	A (later this year)/B	Reuse options, attracting purchaser
267 N Main	Yes	A/B	Reuse options, attracting purchaser, funding strategy
300 N Main	Yes	A	Reuse options
324 N Prospect	?	A/B	Attracting tenant
122 W Albany	?	B	Attracting purchaser
130 W Albany	?	A/B	Attracting purchaser
126 Mary	?	A	Reuse options



Unstable Buildings with Unresponsive Property Owners





February –
mid-March

- Site Visits to Strategic Sites
- Install Storefront Signage
- Develop Reuse Concept Plans & Funding Strategies
- Tourism Outreach

Mid-March
– late April

- Committee Meeting #5 to review materials
- Invitations to walking tour
- Finalizing materials for walking tour

Late April

- Walking tour
- Begin compiling materials into draft Plan

May/June

- Committee Meeting #6 to review draft Plan
- Coordinate public workshop



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HERKIMER BOA PLAN
 Committee Meeting 1 summary.
 Project Number: 2242813

Location: County Chamber of Commerce
 Date: March 27th, 2025
 Time: 5:00 PM

	Name	Organization/Role
Attendees:	Dana Sherry	Village of Herkimer - Mayor
	Kimberly Fiato	Chair Herkimer Planning Board
	Amrit Dhaniram	Business Owner
	Adam Hutchinson	Herkimer BOCES
	Yvonne Winters	Resident
	Russel Clark	Resident
	Victoria Adams	Herkimer County IDA
	Stefan Lutter	Department of State
	Norabelle Greenberger	LaBella Associates
	Mirren Galway	LaBella Associates

Meeting Scope: Herkimer BOA Plan Committee Meeting

JANUARY MEETING REGROUP & STRATEGIC SITE
 ADVANCEMENT

LaBella provided a recap of progress since the previous committee meeting, reiterating that the group had identified four main strategic sites/areas to advance further technical studies and reuse strategies for: the 100 block, Mungers, the DEC building, and the Palmer House. Since then, the project team has progressed work on these sites. LaBella provided updates on the progress of each of these, including the concepts developed for each so far. Those are included in the attached PowerPoint.

- For the 100 block parcels, it was stated that the concepts for the site recommend combining the parcels. A committee member asked what this means. It was noted that the parcels on their own have limited redevelopment potential and that combining them into one larger parcel would increase develop opportunities.
- For the housing units identified in the 100 block and Palmer House concept plans, a committee member asked about the rental rates/affordability levels. It was noted that the project team will identify what is viable in the market. It was noted that it would be helpful to find out how the Bills School redevelopment is determining rent values and leveraging funding.



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PUBLIC ENGAGEMENT

LaBella provided an update on tourism stakeholder meetings conducted since the previous committee meeting. These included meetings with representatives from the local business association, the Herkimer Red Roof, a local B&B, and the owner of the local Diamond Mines attraction. A survey was also sent to the Red Roof and B&B for customers to fill out about their experience with tourism in and around the Village. At the time of the meeting, 7 people had responded to the survey.

Main takeaways discussed included:

- There is clearly a demand for accommodation in the Village as the existing accommodations are often at full capacity.
- There are already many great attractions in and around the Herkimer area that could use additional promotion and additional support through increased activity along Main Street.
- A committee member noted that the redevelopment that will hopefully be driven by the BOA and DRI progress will work hand in hand with tourism in the area to feed off of and support each other.

The group also discussed updates on the Main Street banner and window installations planned for the walking tour of Downtown Herkimer during the upcoming Mohawk Valley Brownfield Developers Summit. Window installation designs were supported by the committee, and installation will be scheduled in the days leading up to the conference. Members of the committee will be in attendance of the walking tour as well, and invitations will be sent to developers as soon as possible.

NEXT STEPS

- Finalize concept plans for sites
- Prepare cost estimates and funding strategies for plans
- Finalize materials for walking tour/window & banner installations
- Conduct walking tour
- Meet as a committee in May
- Plan for a public workshop in the village



Herkimer BOA

COMMITTEE MEETING #5
MARCH 27, 2025

AGENDA

1. January Meeting Regroup

2. Strategic Site Advancement

- Site Visits/Virtual Tours
- Historic Mitigation Reports
- Phase 1 ESAs
- Concept Plans

3. Public Engagement

- Additional Tourism Engagement
- Installs, Website, & Walking Tour

4. Next Steps

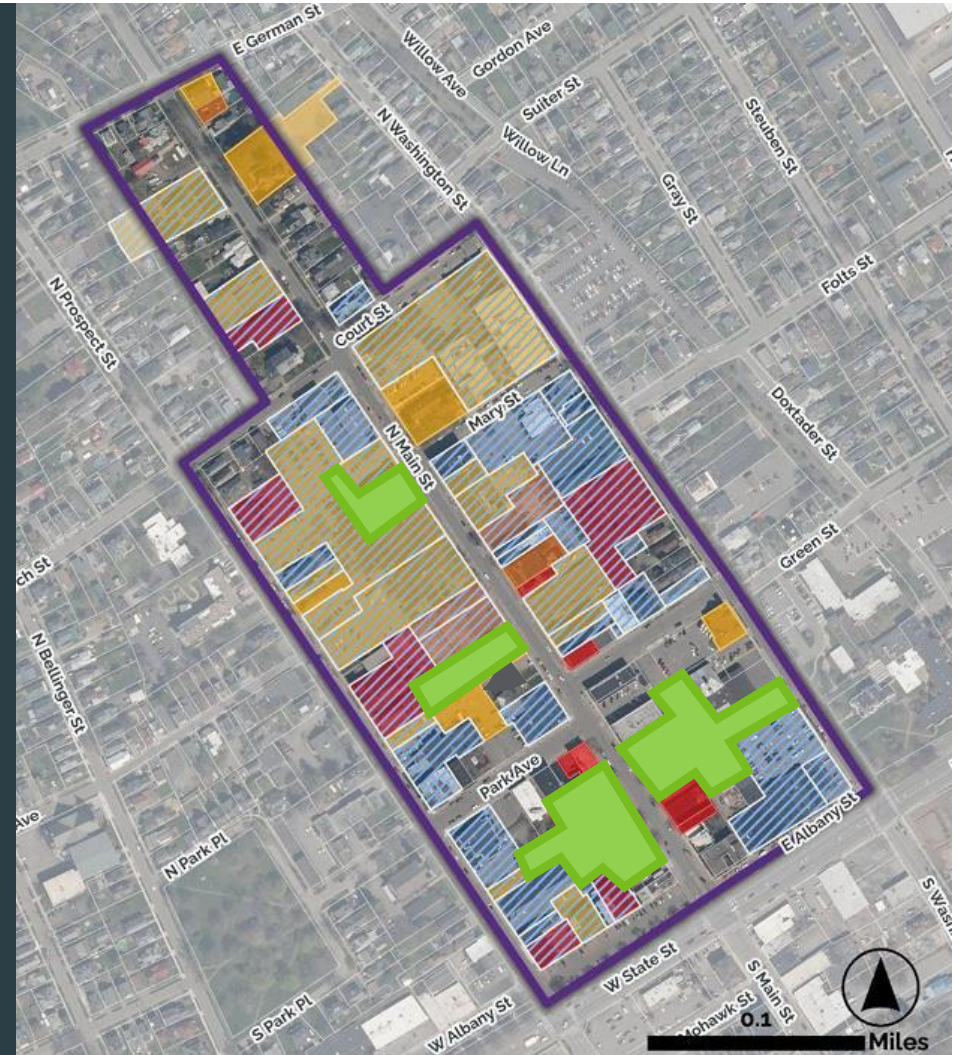
- Funding Strategies
- Final Materials & Promotion for Walking Tour



JANUARY MEETING REGROUP

Identified 4 strategic sites/areas to
advance further technical studies & reuse
strategies

Discussed preliminary visions for the sites'
revitalization



STRATEGIC SITE ADVANCEMENT

ARCHITECTURAL VISITS



3D scanning

Existing plans

TECHNICAL STUDIES



Phase 1 ESAs

Historic
Mitigation

CONCEPT PLAN ADVANCEMENT



Floor Plans

Facades

COSTS & FUNDING PLAN



Cost estimates

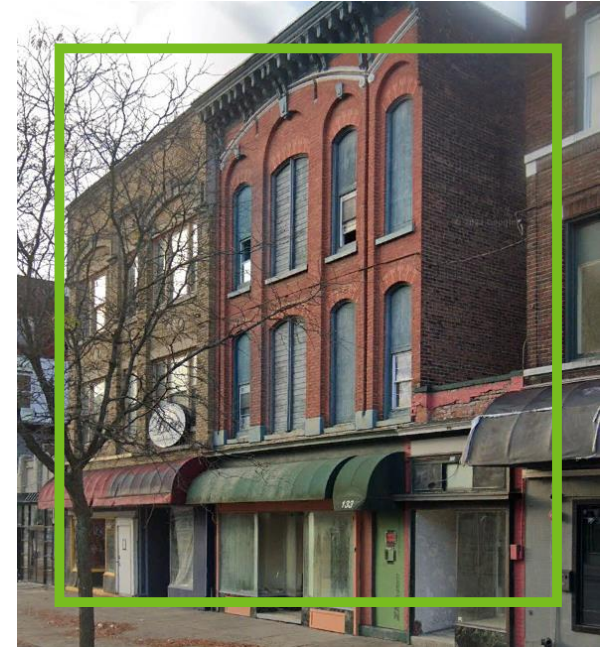
Pro Formas

100 BLOCK

Historic Mitigation
Reports

Phase 1 ESAs

Concept Plan
Development





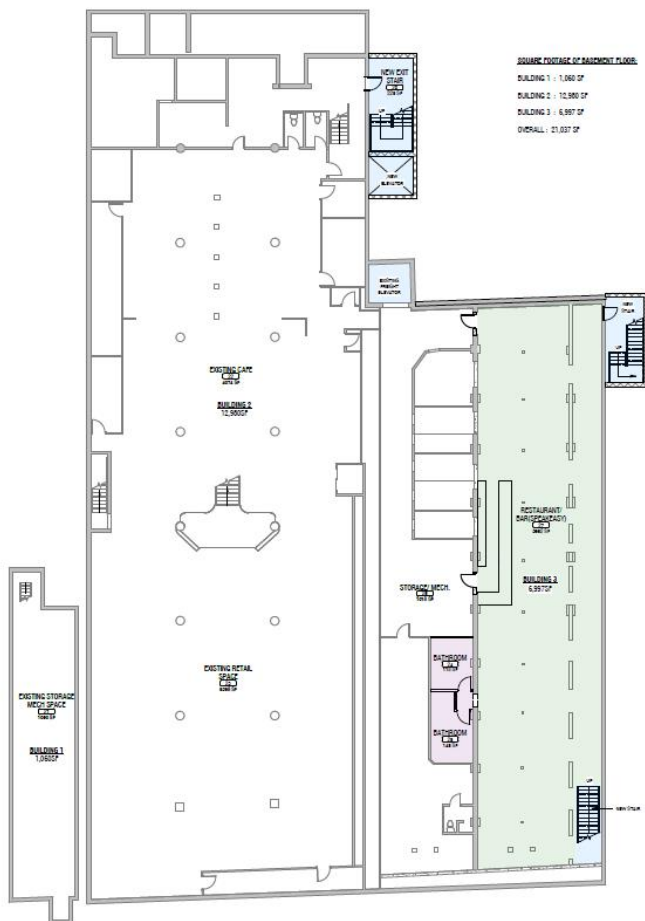
- Existing buildings assumed to be demolished and individual parcels combined.
- New construction provides a contextually appropriate design
- Behind the façade, the building is envisioned as a flexible open layout, easily reconfigurable to accommodate a variety of uses.
- Most likely uses are ground floor retail with upper floor residential.
- Off-street parking for tenants would be behind the building

MUNGERS

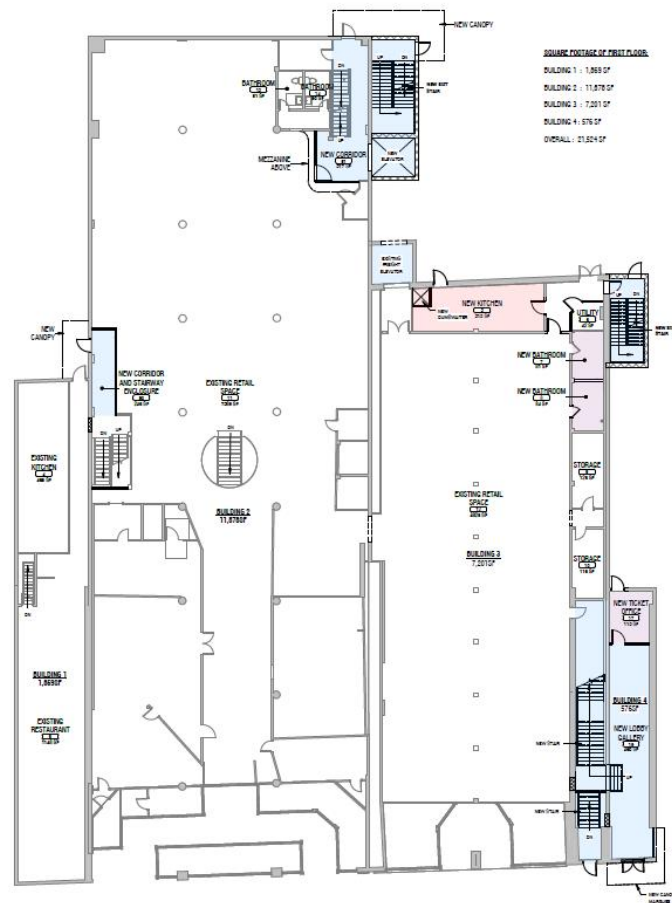
[Site Visit & Virtual Tour](#)

Concept Plan
Development



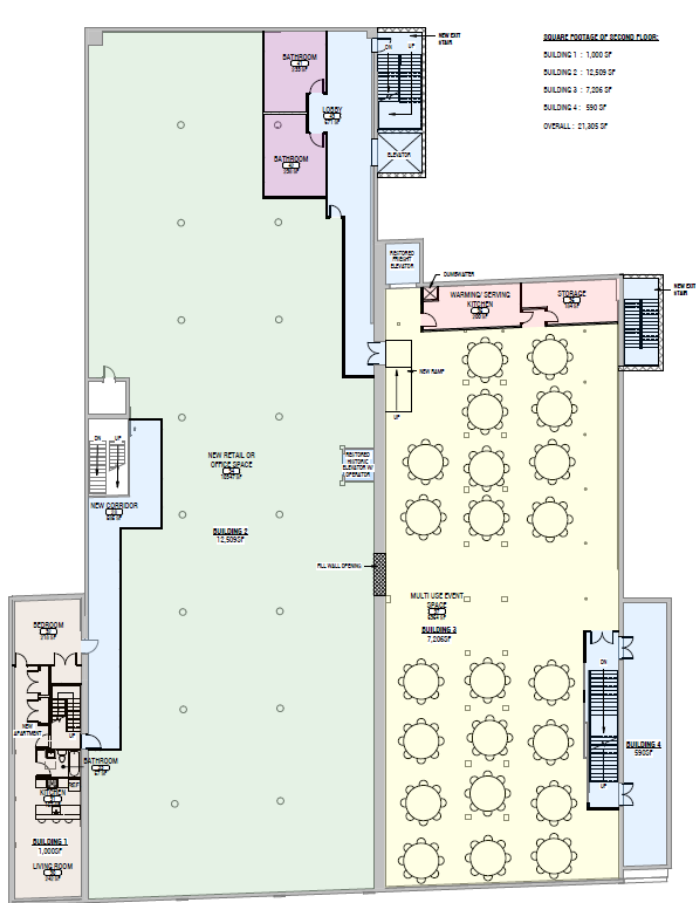


Basement Floor Plan

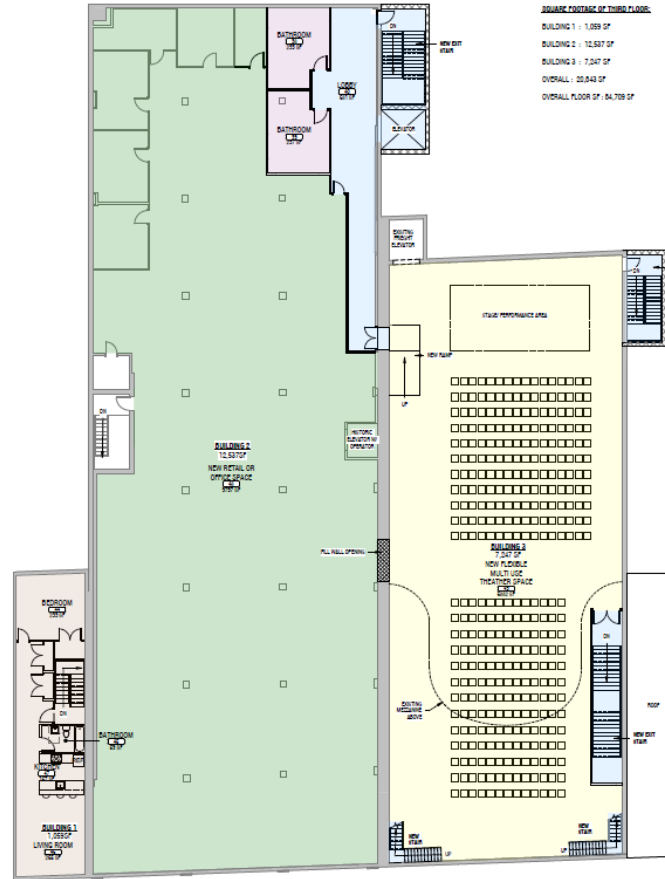


First Floor Plan

- Existing restaurant and retail spaces on Ground floor to remain, renovate as needed
- New Corner entrance created for lobby space and consolidated circulation space
- Basement level 'Speakeasy' created among old brick vaults
- Overall internal building circulation consolidated, stairs and elevators built in possible phased approach for code compliance



Second Floor Plan



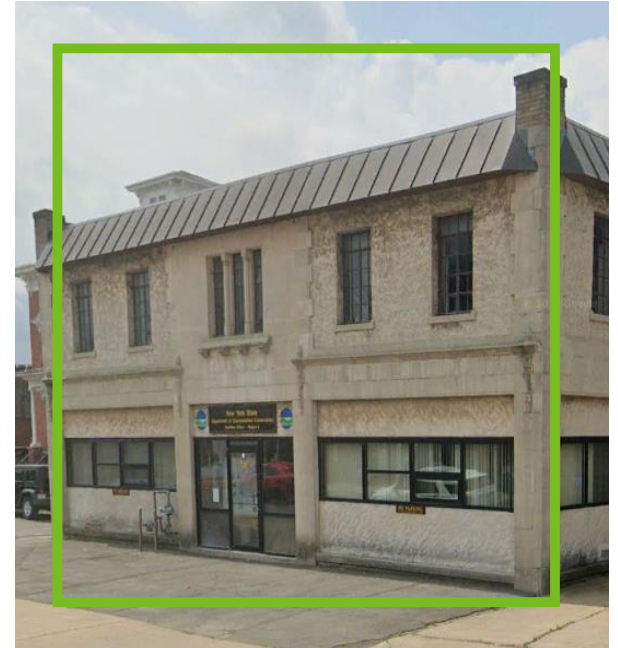
Third Floor Plan

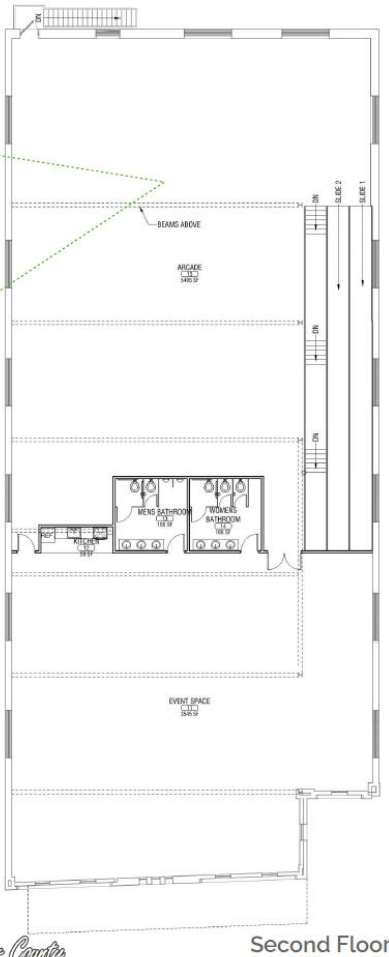
- New apartments created above existing restaurant
- Second floor includes retail or office space, and a flexible multi-use event or community space. Similar uses on the third floor, with special consideration to potential theater use for projection and/or stage

DEC

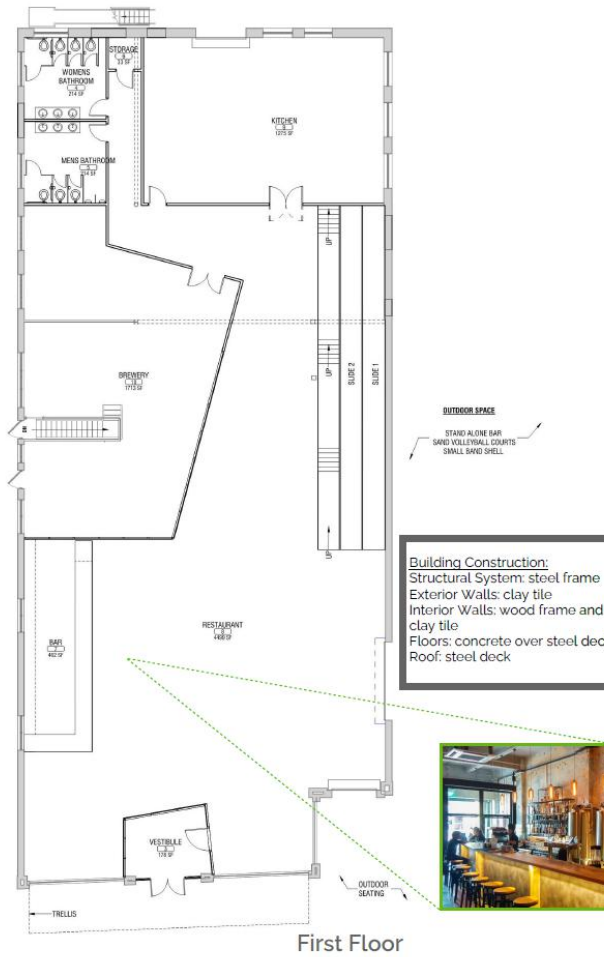
Site Visit & Virtual Tour

Concept Plan Development





Second Floor



First Floor

Building Construction:
 Structural System: steel frame
 Exterior Walls: clay tile
 Interior Walls: wood frame and clay tile
 Floors: concrete over steel deck
 Roof: steel deck



- Envisioned use after renovations is a dining and entertainment venue
- First floor includes space for a restaurant, bar, brewery/distillery
- Second floor includes an event and community room and an arcade space
- Existing internal ramp would be repurposed into stair and slides between levels



March 27, 2025

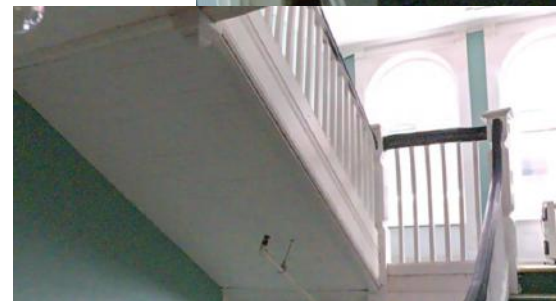
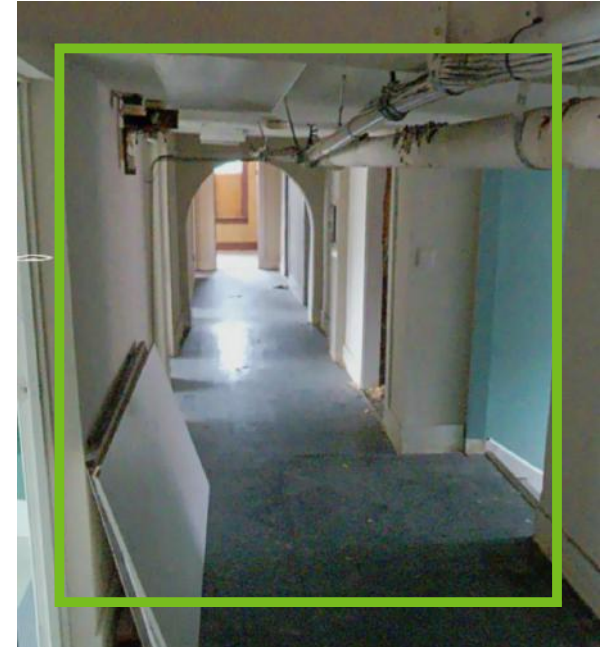


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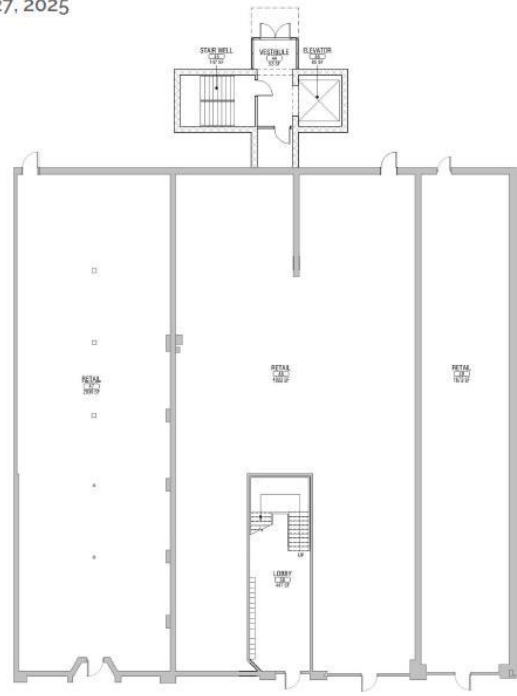
PALMER HOUSE

Site Visit & Virtual Tour

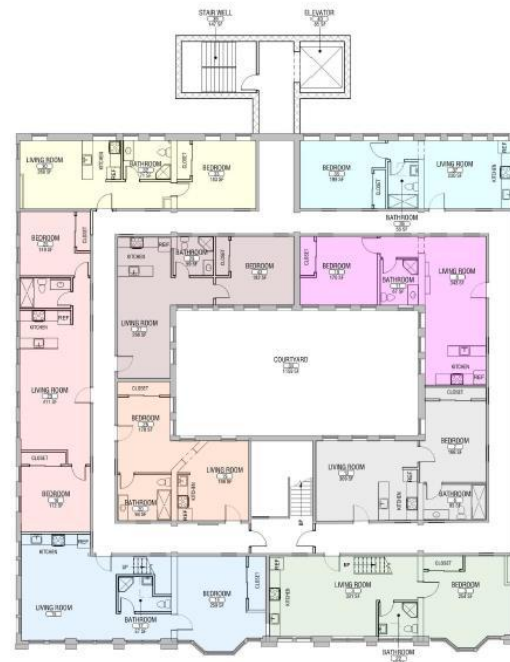
Concept Plan
Development



March 27, 2025



Ground Floor Plan



Third Floor Plan



Fourth Floor (Loft) Plan

- Ground floor to remain retail space
- Upper floors to remain apartment/residential
- Existing one-story annex at rear of building removed, new egress stair and elevator built outboard of building shell
- Additional off-street parking for residents created
- Apartment units would provide a mix of one- and two-bedroom units
- Fourth floor opportunity for duplex units with lofts





- Ground floor to remain retail space
- Upper floors to remain apartment/residential
- Existing one-story annex at rear of building removed, new egress stair and elevator built outboard of building shell
- Additional off-street parking for residents created
- Apartment units would provide a mix of one- and two-bedroom units
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ADDITIONAL TOURISM ENGAGEMENT

Business Association Meeting

Stakeholder Meetings

- Red Roof
- B&B
- Diamond Mines

Visitor Surveys

April 29 Walking Tour Prep

Main St. Banner & Window Installations

Website Updates

Walking Tour



Herkimer BOA

JOIN US FOR A

Walking Tour of Downtown Herkimer

TO SEE A BOA PLAN IN ACTION!

Month DD | 2:30 pm—4:00 pm

Transportation will be provided. Meet at XXXXXXXX for transportation to tour.

The tour will begin with a brief introduction at 138 North Main Street.



Scan the QR Code for more information, or Visit: HerkimerBOA.com

ABOUT THE EVENT:

The Village of Herkimer is currently conducting its Brownfield Opportunity Area Plan, funded through the Department of State (DOS), and has organized a walking tour of its strategic sites to discuss the reuse and investment potential the BOA program can catalyze for Herkimer and other communities.

Join us to hear from representatives from the Village, DOS, LaBella Associates and HRP, learn about how Herkimer is leveraging this funding and more to build momentum for the downtown, and participate in an interactive walking tour of sites in the Village. Explore the public installations along Main Street to learn about the sites, potential reuses, funding strategies, and investment and purchase opportunities.



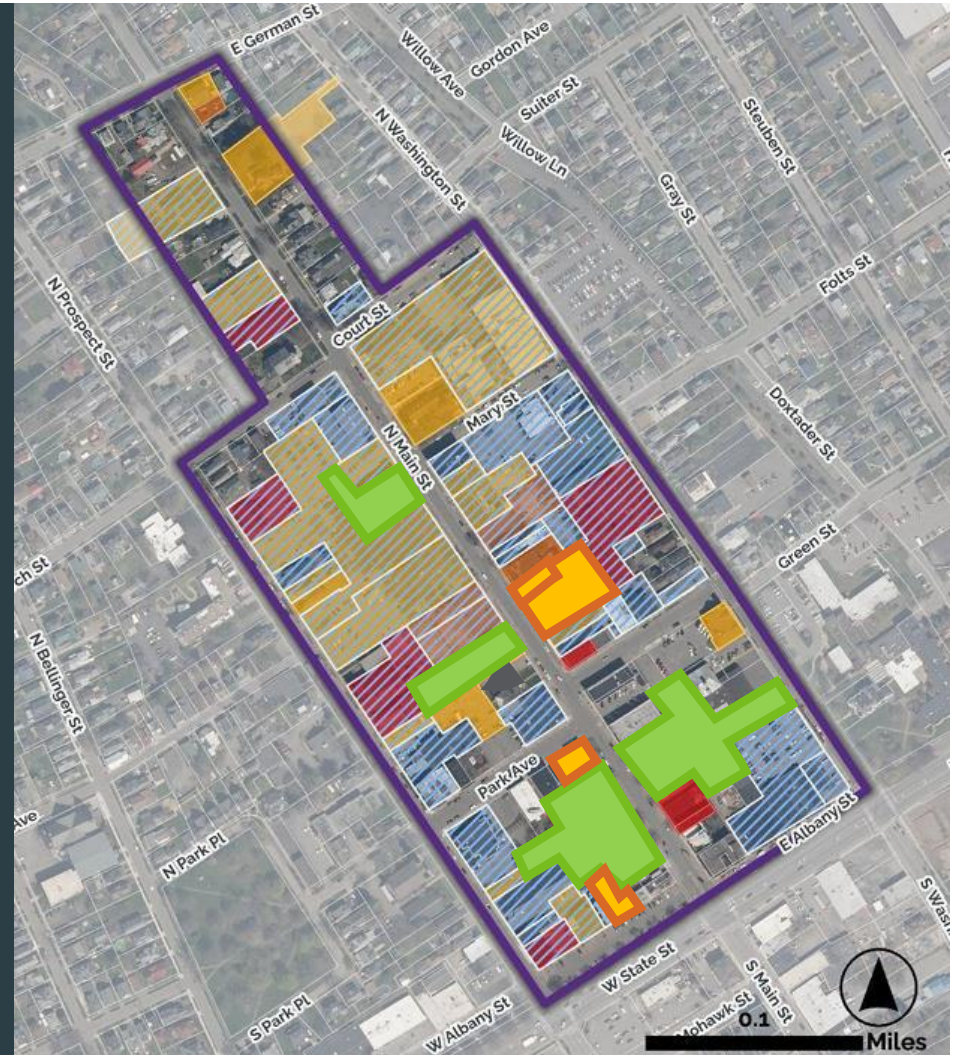
**FOCUSING ON THE SITES
ATTRACTING INVESTORS**



WINDOW INSTALLS

Includes 4 strategic sites/areas

Includes 4 additional vacant properties
along N Main & W Albany with engaged
property owners





131 N. MAIN STREET

The Village of Herkimer is embarking on some major planning initiatives aimed at revitalizing the Main Street corridor! This transformative effort began with the Downtown Revitalization Initiative (DRI), which awarded the Village a \$10 million grant. Building on this momentum, the Village has launched a Brownfield Opportunity Area (BOA) Plan to help attract further investment in the Village and transform underutilized sites. The BOA project focuses on strategic sites and buildings, like this one!

Herkimer BOA

SCAN THE QR CODE

to learn more about this property and many more on our project website.

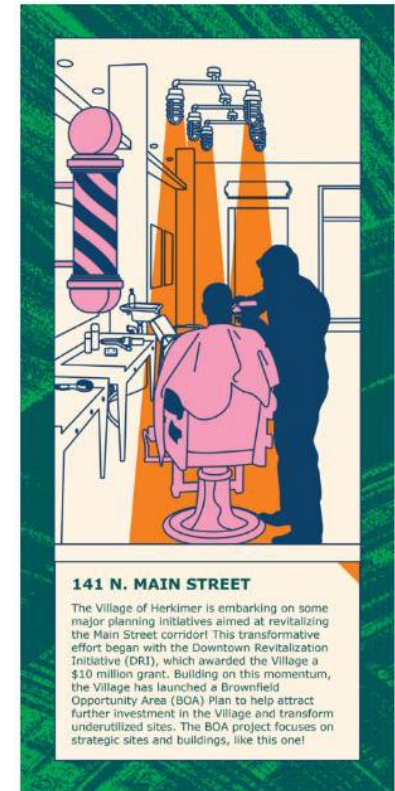
131 N MAIN



133 N MAIN



138 N MAIN (MUNGERS)



141 N MAIN



143 N. MAIN STREET

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Herkimer BOA

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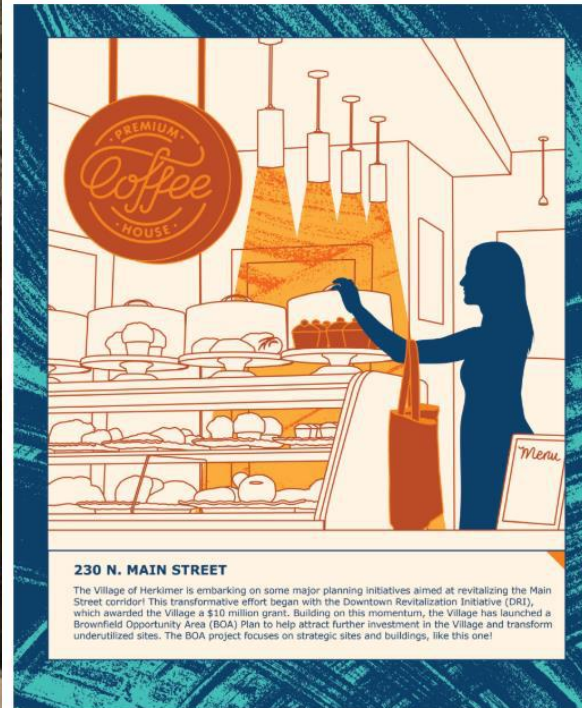
143 N MAIN



147 N MAIN



216 N MAIN



230 N MAIN



Herkimer BOA

255 N. MAIN STREET

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Herkimer BOA

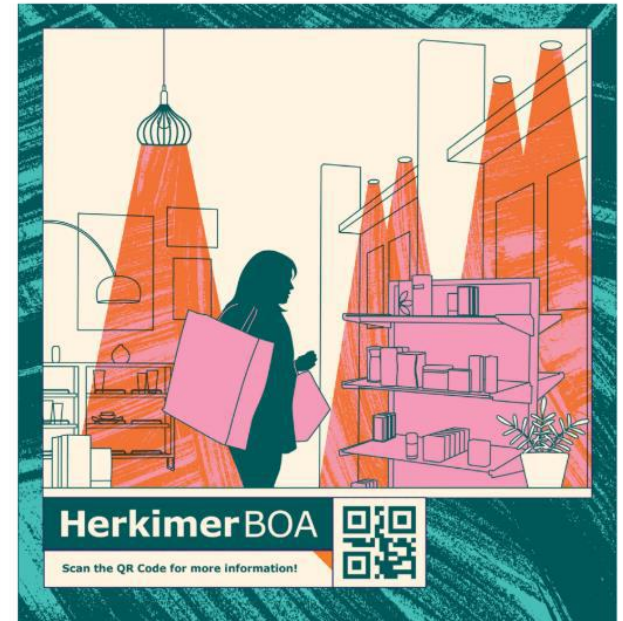
255 N. MAIN STREET

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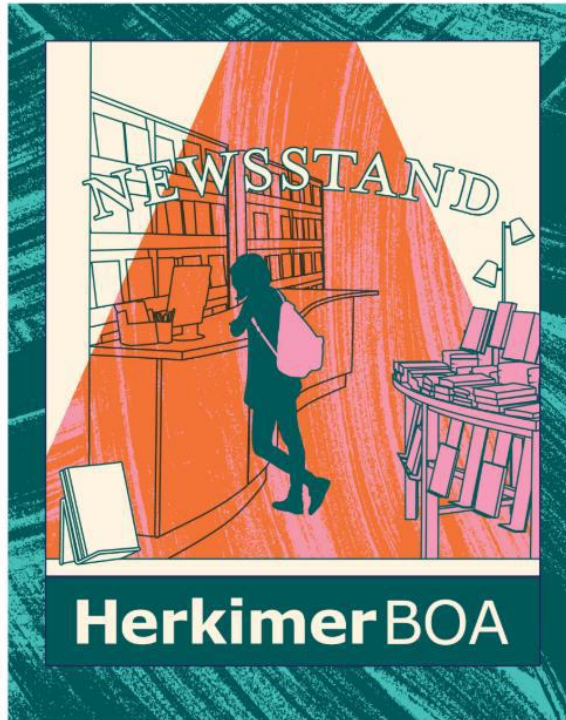
SCAN THE QR CODE to learn more about this property and many more on our project website.



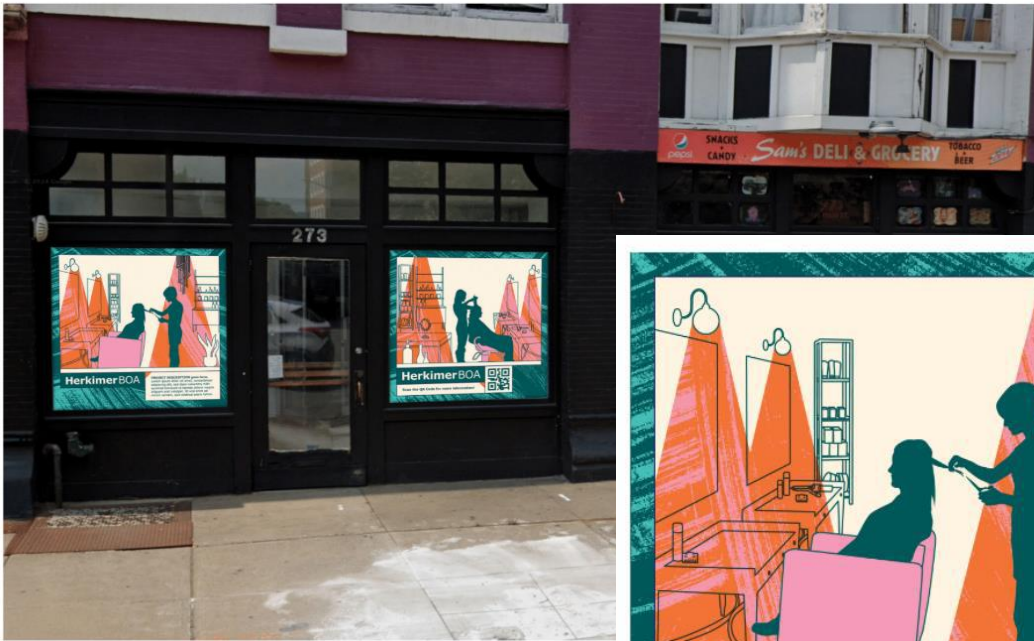

255 N MAIN



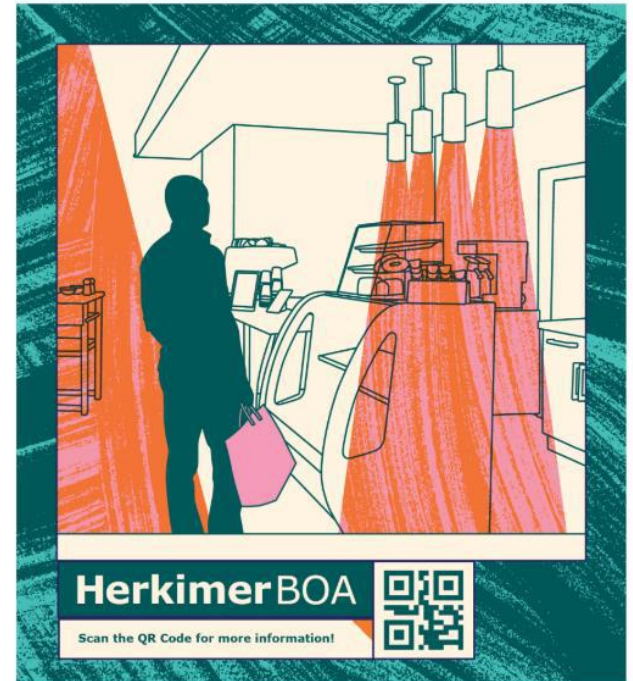
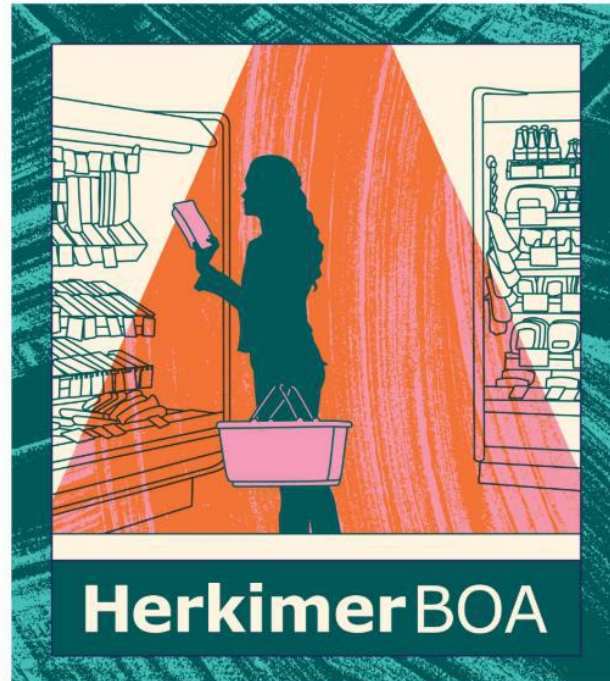
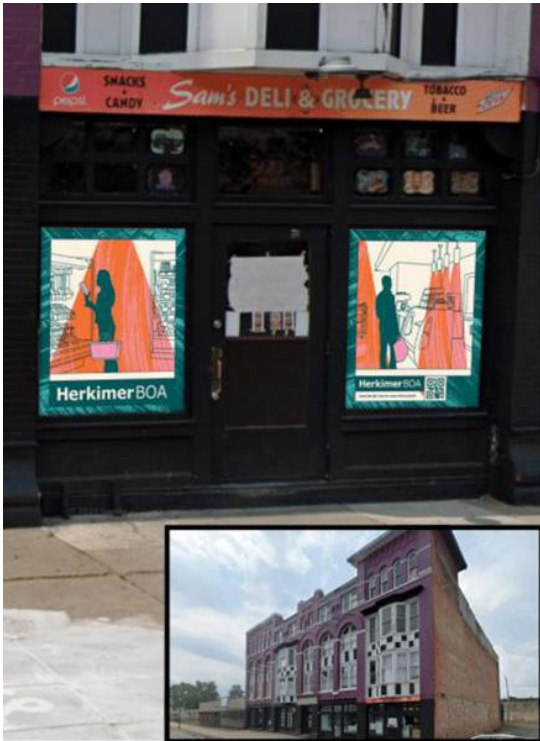
267 N MAIN



267 N MAIN



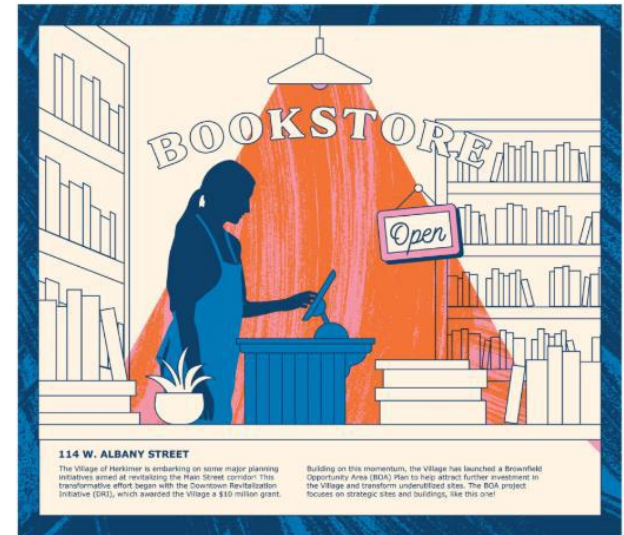
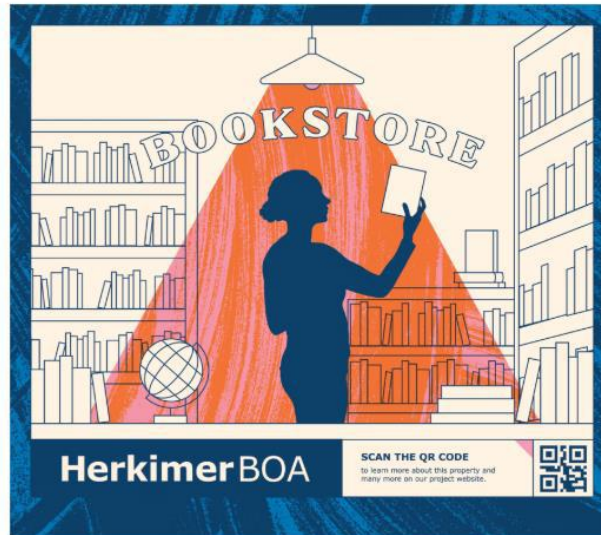
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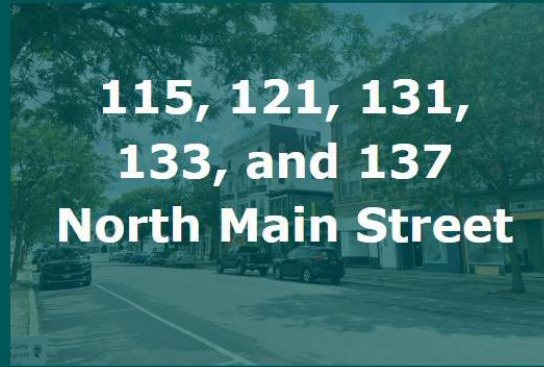


267 N MAIN



114 W ALBANY





HerkimerBOA

JOIN US FOR A

Walking Tour of Downtown Herkimer

TO SEE A BOA PLAN IN ACTION!

Month DD | 2:30 pm—4:00 pm

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Scan the QR Code for more information, or Visit: HerkimerBOA.com

Draft Brownfields Summit Program Insert

WALKING TOUR

April 29, 2025 2:30-4 PM

Format:

- Presentations at Wakefield Furniture
- Walking tour of site exteriors to discuss reuse opportunities

Intended Audience: Developers & investors

Event will be promoted as a stand-alone event as well

Herkimer BOA

N E X T S T E P S

1. Finalize Concept Plans
2. Prepare Cost Estimates and Funding Strategies
3. Finalize Materials for Walking Tour
4. Window & Banner Installations
5. Walking Tour



This document was prepared with funding provided by the New York State Department of State under the Brownfield Opportunity Areas Program

HERKIMER BOA PLAN
 Committee Meeting 6 summary.
 Project Number: 2242813

Location: County Chamber of Commerce
 Date: June 16th, 2025
 Time: 5:00 PM

	Name	Organization/Role
Attendees:	Dana Sherry	Village of Herkimer – Mayor
	John Piseck	Herkimer County IDA
	Kimberly Fiato	Chair Herkimer Planning Board
	Amrit Dhaniram	Business Owner
	Russel Clark	Resident
	Victoria Adams	Herkimer County IDA
	Norabelle Greenberger	LaBella Associates
	Mirren Galway	LaBella Associates

Meeting Scope: Herkimer BOA Plan Committee Meeting

DEVELOPERS WALKING TOUR DEBRIEF & UPDATES

- LaBella provided a recap of the walking tour, noting that around 50 people were in attendance, feedback was generally positive, and many members of the public, developers, and others saw the tour and the site installations. LaBella also showed a short video recap of the tour that was made from clips of footage from the day.
 - The committee added that feedback about the tour and the art installations has been generally positive from the public.
- Since the committee met last, DRI awards were announced.
 - It was noted that momentum can already be seen in the Village, especially with Stone Soup opening, people are spending time in the Village, it is good to see people and cars downtown.

FINANCIAL FEASIBILITY ANALYSIS

- LaBella presented the high results of the Financial Feasibility Analysis conducted for two of the concept plans (the 100 block and the Palmer House). It was noted that both are financially feasible according to the analysis but would rely on several different funding sources being successful.
 - The project team will also be completing a proforma for the DEC building to include in the report.
 - It was noted that for the 100 block the key next step is working towards the Village having control over the buildings

- CDBG funding was secured to demolish the structurally unstable 115 N Main building.
- Committee emphasized again the importance of something needing to be done at the Palmer House to restore the site.
- A question was asked about marketing sites in the area to buyers/developers who are concerned about high tax rates
 - It was noted that lowering up-front costs is vital to securing developers.
 - PILOTs were also identified as a tool to bring developers/investors in, especially on sites where no one is paying taxes on a property now. In those situations, PILOTs do not take the property off the tax roll, but eventually add a tax benefit back to the community, while also revitalizing a property.

DRAFT PLAN REVIEW

- LaBella presented the Draft Plan for committee review.
 - Feedback from the committee was generally positive and no specific comments on the draft were discussed. The committee will review hard copies of the plan and provide any additional feedback.
 - LaBella will compile comments from the committee and IDA, along with their own edits and circulate the edited version.

PUBLIC WORKSHOP PLANNING

- Following edits to the draft plan, the report will be presented to the public in a traditional public workshop.
- It was determined that August would be an appropriate time to host the workshop and Stone Soup, specifically in their outdoor area, would be a good place to do that if available.
 - TokaBocca was identified as a secondary location option.
- Tentative date set for August 21
- LaBella will reach out to the restaurant owner(s) to see their availability.

NEXT STEPS

- IDA will provide hard copies of report to committee for review.
- Committee will provide any additional feedback on draft plan.
- LaBella will reach out to restaurant owner(s) for workshop and begin planning.
- LaBella will share financial feasibility information with the Committee.

VILLAGE OF HERKIMER BOA PLAN PUBLIC ENGAGEMENT PLAN

INTRODUCTION

This public engagement plan (“Plan”) aims to identify an approach to gather input and feedback from the community and stakeholders, educate and inform the public about the Herkimer BOA Plan, and build support for a successful revitalization effort. The Plan is intended to help clarify: (1) the responsibilities of the Village of Herkimer, the LaBella Associates consultant team, and the Steering Committee; and (2) the methods by which the public will be informed of and engaged in the Herkimer BOA planning effort. The Plan identifies a variety of forums and outreach mechanisms to engage all interested persons in the development and preparation of the BOA plan.

INVOLVED STAKEHOLDERS

For the project’s duration, the Steering Committee will strive to interact with many different groups of people from various backgrounds. These groups will likely include:

- **Elected and government officials:** These individuals perform various tasks, including representing the community’s interests, administering local statutes, and receipt/ownership of all work products. Because of these factors, they must actively engage throughout the planning process. Elected and government officials to be involved will include (but not be limited to) the Mayor of Herkimer and Common Council, Planning Department, and Public Works Department. Other government officials in the planning process include County and State representatives and State agencies (e.g., NYS Department of State (DOS)).
- **Community groups, organizations, and non-profits:** These groups serve many functions in the community. These groups can be informal or formally recognized entities. The Steering Committee will work together to identify groups that work in the Village and the surrounding area that may have a direct interest in the Herkimer BOA Plan.
- **Property and business owners:** The Herkimer BOA planning process will include discussions regarding current and future land use and reuse policies and concepts. As a result, property and business owners (direct stakeholders) associated with lands identified in the study will be encouraged to participate in the planning process actively.
- **Developers:** The Herkimer BOA planning process will include discussions with interested and prospective developers. These discussions will allow project consultants to ground truth, generate interest, and provide an opportunity for developers to engage in facilitated dialogue and actively participate in the planning process.
- **General public:** There will likely be topics raised during the planning process that will require the community’s input. To facilitate this communication process, a specific number of public events will be held to discuss the BOA and the future of the sites contained within the study area. The public should be involved to provide valuable insight, gain information on the study, and provide input and ideas about a vision to local leaders and the Steering Committee.

STEERING COMMITTEE

The Steering Committee (“Committee”) has been established to assist in the preparation of the Herkimer BOA Plan. Committee members include:

- Dana Sherry, *Mayor*
- John Piseck, *Herkimer County IDA*
- Kimberly Fiato, *Herkimer Planning Board*
- Amrit Dhaniram, *Business Owner*
- Rich Rhymestine, *DRI – LPC / Resident*
- Adam Hutchinson, *Herkimer BOCES*
- Russell Clark, *Resident*
- Yvonne Winters *Resident*

The Committee will serve in an advisory capacity to contribute, review, and provide comments on documents and presentations prepared in association with the plan. A Steering Committee “kick off meeting” was held in September of 2024 to explain the BOA program and the project’s intent and scope and to solicit initial input on the plan. Additional Steering Committee meeting will be held throughout the planning process. Analyses of the study area, identification of the plan’s vision and goals, review of strategic sites, and developing and reviewing building and site reuse plans will occur at each meeting. The Committee will be the primary group guiding the preparation of all planning documents and will also play an important role in interfacing with the public, including answering questions, sharing draft materials, and promoting public engagement events.

PUBLIC OUTREACH COMPONENTS

Public involvement is a central component of the plan that will build trust and directly influence the outcome and success of the project. Communicating project goals to stakeholders and gathering input from the community will therefore be an essential consideration. The Herkimer BOA planning process will include a variety of tools and proactive methods to ensure that all interested parties receive adequate notice of project events and vital project benchmarks and are made aware of draft materials that require review. Because the community is currently going through/recently completed a DRI Strategic Investment Plan (SIP) process, much of the visioning and goals of that initiative will inform the BOA plan. As a result, the BOA public engagement will be focused on gathering feedback to inform site-specific recommendations and identify gaps, or additional strategies that can further advance the DRI SIP vision and goals.

The following tools and methods will be used to achieve this public engagement goals:

Stakeholder Interviews

Key persons identified by the Committee will be interviewed throughout the planning process. Stakeholders are individuals or organizations that bring a particular insight or perspective to the community. Interviews will be conducted virtually and will help to develop an understanding of strengths, weaknesses, issues and opportunities in the Village.

The results of these interviews will be summarized. Stakeholder outreach may include residents, property owners, business owners, local and regional developers, community groups/organizations, non-profits, and Village staff. Additional outreach will be made to connect with tourists and visitors to the Village to better understand what brings them to the area and what would encourage them to spend more time in the Village.

Developer Forum

In addition to stakeholder interviews and focus group meetings, a developer forum will also be held during the process. The intention of this forum is to solicit interest from developers to invest in the Village, as well as to better understand what could further encourage their interest in investing and what may be keeping them from doing so currently. This forum will be held in a hybrid format to encourage participation from both local and non-local developers.

School Presentation

In November, alongside the public launch of the project, and following initial committee meetings, an event will be held with the Herkimer Central School District to engage with students about the BOA Plan. This will be conducted in an assembly format with students utilizing a live online survey tool, Mentimeter. Students will be engaged to provide feedback on what they would like to see in the Village, along with their goals and priorities. This visioning work will be focused on building off the existing Downtown Revitalization Initiative (DRI) vision and goals, reviewing the DRI projects, and identifying what is missing from the list that would address student/youth needs.

Community College Engagement

In addition to the school district presentation, there will also be engagement with students at Herkimer Community College. This engagement will be focused on understanding where students spend their time right now, if they spend time in the Village, and what would encourage them to spend more time in the Village, and what else they would like to see in the area. This engagement will take the form of tabling in high trafficked areas of the school, or meeting with specific active campus groups.

Site Installations

To encourage excitement about and engagement with the Herkimer BOA, there will be a series of installations placed in the windows of strategic sites in the study area. The installations will help visualize the potential of the site and what businesses or amenities could be there in the future. They will also serve to solicit feedback from the public on their thoughts about how the strategic sites should be used. The public will be encouraged to place sticky notes with their own input and ideas on the installations themselves, and the installations will also be linked with an online survey for the public to provide their feedback.

Public Workshop

A public workshop will be held once a draft Master Plan is developed. To further engage the public and encourage their participation at the event, the workshop venue will also be used as a temporary gallery to feature art by local students or artists that showcase their vision for

the downtown. The public will be encouraged to engage both with the art and the draft plan. One potential location for the workshop could be the Bills School depending on its timeline for redevelopment.

Pop-Up Events

Another way to share information about the project is to engage with the public through pop-up events at local businesses, like a coffee shop, restaurant, or business, or existing local events.

Additional Outreach Strategies

Project Website

A project website for the Herkimer BOA has been established to house project information, updates, and engage the public throughout the BOA process. Included on the website is an about section explaining the BOA process and program, a place to provide updates on upcoming events and project progress, an interactive map of the study area with parcel data, additional resources page, and a space for the public to reach out to the project team. The website will be frequently updated with key dates, events, and the general planning process, and will be linked to the Village's website to ensure continuity. The website will also be regularly monitored for comments and questions, ensuring responses are provided promptly.

Print and Digital Media

Social media and print media will also be used throughout this process to inform and engage the public. Information related to the planning process will be published in local print media along with the project website and Village social media. In addition, notices of all public events will be published in local print media, website, and social media including information, and methods for providing comments and input. Efforts will be made to obtain earned media through press release submissions and/or stories by local reporters.

Postings/Flyers

Posters and flyers will be prepared to advertise all public events. The flyers will also include QR codes for the public to provide input on the BOA plan, if unable to attend public meetings.



HERKIMER BOA PLAN

STUDENT PUBLIC ENGAGEMENT DAY

November 20th, 2024

Introduction

On November 20th, students from Herkimer's middle school, high school, and community college were surveyed as part of the BOA (Brownfield Opportunity Area) plan to gather their input on the future of the Village's downtown. The survey focused on what students would like to see in the Village, where they currently spend time, and what might encourage them to visit downtown more often. At the middle and high school levels, the survey was conducted using a live polling tool during two morning assemblies: one for grades six through eight, and another for grades nine through twelve. These assemblies also included discussions about the overlap between the DRI (Downtown Revitalization Initiative) and BOA processes to inform students about major planning efforts in the Village. For Herkimer Community College, members of the project team set up a survey table outside the cafeteria during lunch hours. Approximately 200 high school students, 200 middle school students, and 75 college participants (mostly students and some faculty) took part.

Middle and High School Student Results

Middle and high school students were asked seven survey questions, starting with whether they currently spend time in the Village of Herkimer. Among high school students, 43 percent said they spend time in the Village, 38 percent said they "sometimes" spend time in the Village, and 19 percent said they do not. Middle school responses were similar, but were slightly more likely to spend time in the Village: 57 percent said they do, 29 percent said "sometimes," and 14 percent said they do not.

Students then pinned locations on a map where they spend the most time in the BOA study area. The middle school students most frequently selected the library, with 30 of the 151 respondents identifying it as their primary spot. Among the 193 high school respondents, 15 chose the library, while 16 chose the area near the nail salon and gym.

Next, students ranked the reasons they currently visit the Village, distributing 100 points across five options: meeting friends, going out to eat, shopping/errands, "other," and "I don't go to the Village." Middle school students most frequently prioritized meeting friends, while high school students favored going out to eat, but both groups chose these as their top two options. Both groups ranked shopping/errands third, followed by "other" and "I don't go to the Village."

Students also rated their agreement with six statements about the Village on a scale from 0 (strongly disagree) to 5 (strongly agree). The results were similar across both cohorts, highlighting a desire for more to do in the Village, particularly places to hang out with friends. Scores were as follows:

- "The Village needs more places to hang out": 4.22 (both groups), the highest-scoring statement.
- "The Village needs more restaurants/food options": 3.82 (middle school) and 3.85 (high school).
- "The Village needs more places to go shopping": 3.87 (both groups).
- "The Village needs more events and activities": 4.02 (middle school) and 3.7 (high school).
- "The Village needs more places to walk, bike, or play sports": 3.98 (middle school) and 3.82 (high school).
- "The Village does not need any changes": 1.65 (middle school) and 1.52 (high school), the lowest scores.

When asked to prioritize types of businesses and services they would like to see in the Village, "shops" topped the list for both groups, followed by restaurants and theaters. Fast food ranked fourth for middle schoolers, while high schoolers placed cafes/bakeries in fourth and gyms in fifth. Based on how closely each type of business and service was ranked, it seems that students are seeking many of these types of amenities in the Village. Notably, 87 percent of students said they would spend more time in the Village if these businesses were available, with only seven percent of high schoolers and five percent of middle schoolers saying they would not.

Finally, students were asked to provide their feedback on what they felt the biggest challenges facing the Village are. Some common themes the students mentioned included a lack of funding, the need for a more welcoming and vibrant look to the Village, a need for more unity and community, a significant homelessness population and drug abuse, a need for more places to spend time and hang out, the current practice of residents going to neighboring communities for shopping and entertainment, and vacant and abandoned buildings. They emphasized the need for accessible activities, particularly for families without cars. Common suggestions included theaters, parks, indoor and outdoor sports facilities, more restaurants (especially locally owned), and better seating or amenities downtown to create inviting public spaces and more places to spend time with friends.

Herkimer College Results

Herkimer College students and faculty participated in an online survey, yielding 76 responses. Most respondents (72 percent) lived on campus, representing various majors, including business, art, communication, criminal justice, media, general studies, sports, physical education, psychology, and more. While many were local to Herkimer or the Mohawk Valley, others came from areas such as New York City, Syracuse and Central New York, the Capital Region, and beyond. The majority (87 percent) reported driving to get around Herkimer, while 27 percent walked, five percent biked, and three percent used public transit.

When asked how often they visited downtown Herkimer, 38 percent said three to four times per week, 16 percent said daily, 14 percent said once a week, 22 percent said one to three



times per month, and ten percent said never. Reasons for going downtown included going out to eat (65 percent), shopping (56 percent), errands/appointments (38 percent), entertainment/socializing (13 percent), and work (11 percent). Some students mentioned additional reasons, such as going to the gym, jogging, or living nearby.

The students were also asked where they spend most of their time doing various activities (meeting friends and socializing, shopping, and enjoying entertainment). Forty-one percent of respondents say they meet friends and socialize in Herkimer, versus 17 percent that go to neighboring communities to do so. Sixty percent of the students said they shop, run errands, and attend appointments in Herkimer, versus 21 percent that go to neighboring communities. In terms of enjoying entertainment however, only 24 percent of respondents said they do this in Herkimer, with 30 percent going to neighboring communities and 31 percent saying they don't really go off campus for these things.

Respondents also identified key elements of what they believe contributes to a "good" downtown, including shopping (76 percent), restaurants/bars (70 percent), parks and public spaces (56 percent), job opportunities (54 percent), pedestrian-friendly spaces (49 percent), and events/entertainment (49 percent).

When asked about what they like about downtown Herkimer, participants appreciated its accessibility, proximity to campus, and being able to go to certain restaurants and stores. Suggestions for improvement centered on the need for more entertainment, restaurants, and stores, as well as amenities like hotels, theaters, skate parks, music venues, facade improvements, bus shelters, pedestrian infrastructure, and green spaces. An overwhelming 97 percent said they would visit downtown more if these amenities were added.

Finally, participants were asked about their post-graduation plans: 27 percent intended to stay in Herkimer, while 73 percent planned to leave. Those leaving cited reasons such as moving closer to home, continuing education, or seeking job opportunities elsewhere. Some expressed a fondness for the area but noted a lack of activities and job opportunities as deciding factors.

Strategic Sites

3





January 29, 2025

John J. Piseck, Jr.
Chief Executive Office
Herkimer County Industrial Development Agency
420 East German Street, Box #1, Suite 101A
Herkimer, NY 13350

**RE: 115 N. Main Street – Building Stability Assessment
Herkimer, NY 13350
LaBella Project Number: 2242813**

Dear John J. Piseck, Jr.:

As requested, LaBella Associates (LaBella) performed a limited building stability assessment (BSA) of the mixed-use building (subject structure) located at 115 N. Main Street in the Village of Herkimer, Herkimer County, New York (project site).

As requested, LaBella met with Village of Herkimer Building Inspector Steven Gay and visited the project site on Friday, January 3, 2025 to assess the overall condition and stability of the subject structure and to provide you with our opinion and recommendations of same. Our assessment was limited to visual observations made from the exterior of the subject structure from public ways as the building did not appear safe for entry and legal access to private property was not clear.

Building Description

The subject structure is a three-story conventionally framed masonry mixed-use structure likely constructed in the late 1800s to early 1900s. The structure is comprised of multi-wythe load-bearing brick-masonry along the perimeter and interior wood framing comprised of timber floor / roof joists, wood planks and timber columns on the interior. A 2-story addition was located to the rear of the building with similar construction.

Observations and Assessments

In general, it is our opinion that the subject structure is unstable and is an unsafe structure. See Figures 1-2 below.

- Partial collapse of the 2-story area, as well as partial collapse of a multi-wythe brick masonry wall was observed at the time of the site visit. This has left the masonry to arch across to remaining walls that have little capacity to resist arch thrust. The remaining portion of the building is unstable and in imminent danger of collapse.
- At the time of our site visit, we understood the Village was in the process of removing the building to protect public safety. However, at the time of this writing, we understand only the 2-story section was removed despite the remaining 3-story section being unstable.
- We understand adjacent property owners have been vacated.
- We also understand the property owner is unresponsive to notifications from the Village to address the safety concerns.

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Figure 1: View of front of building



Figure 2: View of partially collapsed structure

Recommendations

The subject structure is in an unsafe condition and should not be entered. We have the following recommendations:

- If not already advanced by the Authority Having Jurisdiction (AHJ), the building should be condemned and placarded due to the unsafe conditions observed.
 - The building is an “unsafe structure” in “imminent danger” of collapse as defined in sections 107.1.1 and 108.1 of the 2020 NYS Property Maintenance Code (PMC) based on the findings of our assessment. No one should enter the building or access the property until the unsafe conditions are removed by qualified demolition contractors.
 - The building should be placarded with the following notice: “This Structure is Unsafe and its Occupancy Has Been Prohibited by the Code Enforcement Official” as outlined in section 108.2 of the PMC.
 - Additional placards with “X” symbol shall be placed in accordance with section 311.5 of the 2020 NYS Fire Code (NYSFC) to limit firefighting to exterior operations only, with entrance only occurring for known life hazards.
- Ensure all utilities servicing the property are disconnected to the building.



- Secure buildings from entry per 311.2 of the NYSCF (board, block, and / or lock structure from entry).
- Continue to vacate adjacent properties until the subject structure is removed or stabilized.
- If a notice of violation and order to correct has not already been provided to the owner, we recommend doing so in concert with your legal counsel immediately. Otherwise, if notice has been provided, and the window to respond has expired, we recommend the Village take immediate action to protect public safety per 107.1 of the PMC.
- It is our opinion that it is not practicable to salvage this building considering the unstable conditions preventing entry for contractors to perform abatement and /or renovations. Therefore, we recommend the building be demolished as quickly as practicable to remove the unsafe conditions and protect public safety.
 - Considering access to the entirety of the interior of the building is not practicable due to the unsafe and unstable conditions, a pre-demolition ACM (Asbestos Containing Material) and other hazardous material surveys cannot be performed. It is our opinion that stabilization is not practicable, and the building is causing a safety concern to the public. Therefore, we recommend advancing an immediate emergency demolition of the subject structure. For emergency demolition projects, the owner or municipality is typically required to file for a variance with the NYS Department of Labor to perform an emergency demolition of the building without performing an ACM survey. Variance applications typically require a letter from the Authority Having Jurisdiction or Code Enforcement Official. This stability assessment report can be used in support of this letter, variance request and demolition permit.
 - We recommend using water misting to limit dust during demolition per standard emergency demolition procedures. All demolition debris must be considered hazardous.
 - We recommend the following for the project site:
 - After the building is demolished, remove debris, infill to natural grade (pending review of adjacent foundation stability) and stabilize with top soil and grass or other appropriate landscaping features.
 - Drainage patterns established should be generally consistent with existing contours and drainage patterns to the greatest extent practicable as to not impact adjacent properties.



Closure

This correspondence and the recommendations contained herein have been prepared in accordance with generally accepted engineering practices for the exclusive use of you and your representatives for specific application to the project site and is applicable for 10 days starting from the date of this report (considering the dynamic nature of the observed conditions).

Our observations and assessments were limited to those portions of the subject structure that were visible and accessible at the time of our visit. No destructive investigation, code-compliance (such as occupancy, ventilation requirements, energy requirements etc.), accessibility, egress, laboratory testing or hazardous building material survey was performed, no equipment was disassembled or moved unless where explicitly described in this report or its appendices.

Please feel free to contact me directly at (518) 266-7329 if you have any comments or questions regarding this matter.

Respectfully submitted,

LaBella Associates

Sincerely,

Lanson A. Cosh, PE, NYCCEO
Associate Vice President | Structural Team Lead



January 29, 2025

John J. Piseck, Jr.
Chief Executive Office
Herkimer County Industrial Development Agency
420 East German Street, Box #1, Suite 101A
Herkimer, NY 13350

**RE: 121, 131, 133, 137 N. Main Street – Building Stability Assessment
Herkimer, NY 13350
LaBella Project Number: 2242813**

Dear John J. Piseck, Jr.:

As requested, LaBella Associates (LaBella) performed a limited building stability assessment (BSA) of the mixed-use buildings (subject structures) located at 121, 131, 133, and 137 N. Main Street in the Village of Herkimer, Herkimer County, New York (project site).

As requested, LaBella met with Village of Herkimer Building Inspector (BI) Steven Gay and visited the project sites on Friday, January 3, 2025 to assess the overall condition and stability of the subject structures and to provide you with our opinion and recommendations of same. Our assessment was limited to visual observations made from the exterior of the subject structures from public ways as legal access to private property was not clear (with the exception of 131 N. Main St., which was entered considering Village control).

Building Descriptions

All four subject structures are three-story conventionally framed masonry mixed-use buildings likely constructed in the late 1800s to early 1900s. The structures are comprised of multi-wythe load-bearing brick-masonry along the perimeter and interior wood framing comprised of timber floor / roof joists, wood planks and timber columns on the interior.

Observations and Assessments

In general, it is our opinion that the subject structures are in various stages of disrepair with local instabilities / unsafe conditions as well as potential for global instabilities (that can lead to partial or complete collapse if not addressed in a timely fashion).

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1. 121 N. Main (Murray Building)

- a. In general, the building appears stable as viewed from the exterior (no evidence of significant distress or displacement of primary / exterior shell).
- b. We did not enter the building, but it has been reported by the Building Inspector (BI) that significant portions of the interior floor framing have been removed. Missing interior framing creates local unsafe conditions (unprotected edges, unstable framing), but it can also contribute to global instability (partial or complete collapse). Interior floors act as diaphragms tying the building together, specifically providing support to exterior walls against lateral pressures (horizontal loads such as wind and seismic) and providing buckling resistance for gravity (vertical) loads. While no evidence of distress was observed from the exterior, the condition may worsen over time.



Figure 1: View of 121 N. Main front and rear



2. 131 N. Main (Hines Building)

- a. In general, the building appears stable as viewed from the exterior (no evidence of significant distress or displacement of primary / exterior shell).
- b. However, significant damage to interior framing (including partial collapse of interior floors and extensive water damage) has created local unsafe conditions and is creating global instabilities that could lead to partial or complete collapse if left unaddressed. Interior floors act as diaphragms tying the building together, specifically providing support to exterior walls against lateral pressures (horizontal loads such as wind and seismic) and providing buckling resistance for gravity (vertical) loads. While no evidence of distress was observed from the exterior, the condition may worsen over time and progress in a sudden / unpredictable manner.



Figure 2: View of 131 N. Main front and interior floor collapse



3. 133 N. Main (Sauer Drug Building)

- a. In general, the building appears stable as viewed from the exterior (no evidence of significant distress or displacement of primary / exterior shell).
- b. However, while not directly observed, the BI reported significant interior structural damage including partial collapse of interior framing at the rear of the structure, which has created local unsafe conditions and is creating global instabilities that could lead to partial or complete collapse if left unaddressed. Interior floors act as diaphragms tying the building together, specifically providing support to exterior walls against lateral pressures (horizontal loads such as wind and seismic) and providing buckling resistance for gravity (vertical) loads. While no evidence of distress was observed from the exterior, the condition may worsen over time and progress in a sudden / unpredictable manner.

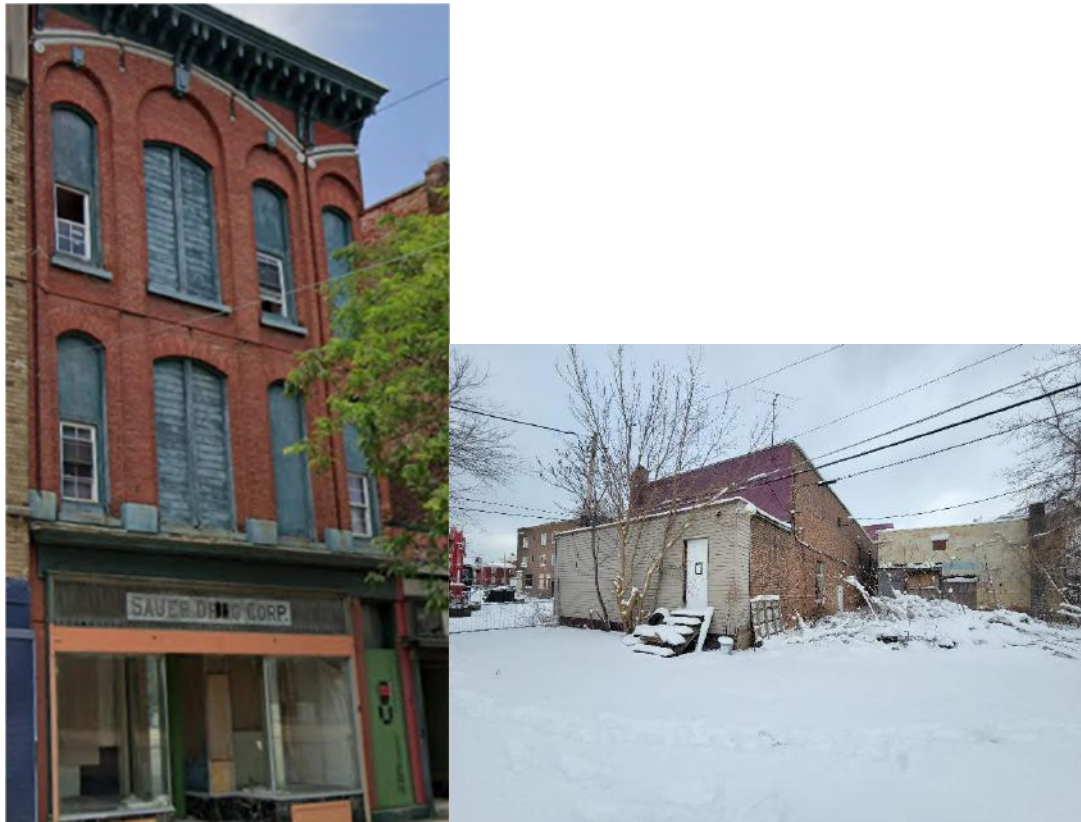


Figure 3: View of 133 N. Main front and rear



4. 137 N. Main (Empire Building)

- a. In general, the building appears stable as viewed from the exterior (no evidence of significant distress or displacement of primary / exterior shell).
- b. However, while not directly observed, the BI reported significant interior structural damage / water damage, including partial collapse of interior / roof framing which has created local unsafe conditions and is creating global instabilities that could lead to partial or complete collapse if left unaddressed. Interior floors act as diaphragms tying the building together, specifically providing support to exterior walls against lateral pressures (horizontal loads such as wind and seismic) and providing buckling resistance for gravity (vertical) loads. While no evidence of distress was observed from the exterior, the condition may worsen over time and progress in a sudden / unpredictable manner.
- c. Deteriorated masonry was observed along the rear (southeast) corner of the building due to roof drainage paths (water running down the corner of the building from broken roof drains), which is creating falling debris hazard, but does not appear to be impacting overall building stability (although this condition will worsen over time).



Figure 4: View of 137 N. Main front and rear



Recommendations

The subject structures are in unsafe condition and should not be entered with exceptions as noted below. We have the following recommendations:

- If not already advanced by the Authority Having Jurisdiction (AHJ), the buildings should be condemned and placarded due to the unsafe conditions observed.
 - The buildings are considered “unsafe structure” as defined in sections 107.1.1 of the 2020 NYS Property Maintenance Code (PMC) based on the findings of our assessment. No one should enter the buildings or access the properties until the unsafe conditions are removed by qualified demolition contractors with the exception of professionals, contractors and emergency service responders experienced with local hazards and instabilities.
 - The buildings should be placarded with the following notice: “This Structure is Unsafe and its Occupancy Has Been Prohibited by the Code Enforcement Official” as outlined in section 108.2 of the PMC.
 - Additional placards with “/” symbol shall be placed in accordance with section 311.5 of the 2020 NYS Fire Code (NYSFC) to notify responders of structural hazards and that interior fire-fighting or rescue operations should be conducted with extreme caution.
- Ensure all utilities servicing the property are disconnected to the building.
- If a notice of violation and order to correct has not already been provided to the owner, we recommend doing so in concert with your legal counsel immediately.
 - Notifications should include order to stabilize immediately and include submitting stabilization or demolition plans to the Village within 30 days of this letter.
 - Stabilization plans must include specific provisions needed to prevent further collapse, protect public safety and protect construction workers during the stabilization process (following all applicable safety standards such as OSHA and NYCRR Code Rule 56).
- Secure buildings from entry per 311.2 of the NYSCF (board, block, and / or lock structure from entry).
- It is our opinion that absent grant funding, it is not practicable to salvage these buildings considering the cost of stabilization / repairs needed relative to their market value.
 - Therefore, we recommend monitoring these buildings every 30 days to ensure the conditions are not progressing to a state that would pose a threat to public safety (such as partial or complete collapse). The buildings should be closely monitored until plans can be put into place to restore / maintain stability in support of full future renovation.
 - If the buildings continue to deteriorate to a point that they are posing a threat to public safety, they should be demolished, stabilized or restored immediately possibly through grant funding if available.



Closure

This correspondence and the recommendations contained herein have been prepared in accordance with generally accepted engineering practices for the exclusive use of you and your representatives for specific application to the project site and is applicable for 10 days starting from the date of this report (considering the dynamic nature of the observed conditions).

Our observations and assessments were limited to those portions of the subject structures that were visible and accessible at the time of our visit. No destructive investigation, code-compliance (such as occupancy, ventilation requirements, energy requirements etc.), accessibility, egress, laboratory testing or hazardous building material survey was performed, no equipment was disassembled or moved unless where explicitly described in this report or its appendices.

Please feel free to contact me directly at (518) 266-7329 if you have any comments or questions regarding this matter.

Respectfully submitted,

LaBella Associates

Sincerely,

Lanson A. Cosh, PE, NYCSCCO
Associate Vice President | Structural Team Lead

Historic Resources Mitigation Report

Village of Herkimer Demolition Project

115 North Main Street, Village of Herkimer, Herkimer County,
New York

NYSHPO Project Number: 24PR11244

Prepared for:

Village of Herkimer
120 Green Street
Herkimer, NY, 13350

Prepared by:



Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.
217 Montgomery Street, Suite 1100
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February 2025

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1.0 INTRODUCTION

1.1 Project Purpose and Goals

Due to unsafe conditions and public safety hazards, the Village of Herkimer plans to demolish the three-story brick commercial building at 115 North Main Street (the building) in the Village of Herkimer, Herkimer County, New York. In accordance with Section 14.09 of the New York State Parks, Recreation, and Historic Preservation Law, the Village of Herkimer is consulting with the New York State Office of Parks, Recreation and Historic Preservation (NYSHPO) as described in greater detail in Section 1.3 of this report. NYSHPO has determined that 115 North Main Street is eligible for listing in the State and National Registers of Historic Places (S/NRHP) as a contributing building to the S/NRHP-eligible North Main Street Commercial Historic District (NYSHPO, 2021). As part of the Village of Herkimer's ongoing consultation with NYSHPO, and in order to satisfy the NYSHPO's request for documentation of 115 North Main Street, Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C. (EDR) has prepared this Historic Resources Mitigation Report. Consultation with NYSHPO that has resulted in the preparation of this Historic Resources Mitigation Report is described in greater detail below.

1.2 Project Location and Description

The building at 115 North Main Street (USN 04341.000178) is located on the west side of North Main Street in the Village of Herkimer. The building abuts Pete's Bar at 113 North Main Street to the south, and is separated from 119 North Main Street by a narrow alley. It is currently vacant, with a first-floor commercial space and residential apartments on the second and third floors. The building has been examined by a structural engineer and deemed unstable, structurally unsound, and in poor condition due to dilapidated walls and floor supports as well as roof leaks and interior rot (Barton & Loguidice, 2023). Judged to be a danger and hazard to the health and safety of the community, the current owners have been ordered to demolish the building (New York State Supreme Court, 2024).

1.3 Summary of NYSHPO Consultation

As noted above, pursuant to Section 14.09 of the New York State Parks, Recreation, and Historic Preservation Law, the Village of Herkimer is consulting with NYSHPO regarding the proposed demolition of 115 North Main Street. The building was determined eligible for inclusion in the S/NRHP by NYSHPO in 2016 as a contributing building to the S/NRHP-eligible North Main Street Commercial Historic District (USN 04341.000150). A copy of NYSHPO's Resource Evaluation form, which includes a Statement of Significance for the district, is included in Appendix A of this report.

The Village of Herkimer initiated consultation with NYSHPO in 2024 regarding the proposed demolition of 115 North Main Street. In a letter issued January 13, 2025, NYSHPO determined that the demolition of 115 North Main Street would constitute an Adverse Effect to a historic resource and requested documentation of the building as mitigation for the adverse effect (NYSHPO, 2025; Appendix A). This Historic Resources Mitigation Report is intended to satisfy the requirements of the second point of the request:

- 2) Based on the documentation provided, including the condemnation order, it appears that there are no feasible alternatives to demolition. At this time, we request state-level documentation following the State Historic

Preservation Office Property Documentation guidance, attached, as mitigation for the Adverse Effect of demolition. Documentation may be submitted digitally; hard copies are no longer required.

This report is organized in accordance with the State Historic Preservation Office Property Documentation guidance as follows:

- A Historic Narrative describing the overall historic context of 115 North Main Street is included as Section 2.0;
- An architectural description of the building and its setting is included as Section 3.0;
- References used in the preparation of this report are listed in Section 5.0;
- Copies of NYSHPO's Eligibility Evaluation for the North Main Street Commercial Historic District and relevant agency correspondence are included in Appendix A; and
- Selected exterior and interior photographs,¹ keyed to building plans, are included as Appendix B.

¹ The New York State Historic Preservation Office Property Documentation guidance recommends the inclusion of historic photographs and plans with the report if available. No historic plans nor photographs dating to the North Main Street Commercial Historic District's period of significance were found for 115 North Main Street.

2.0 HISTORIC BACKGROUND AND CONTEXT

2.1 Research Methods and Sources

A variety of sources were reviewed during the research process to understand the historic context of 115 North Main Street. Archives and materials consulted during EDR's research for this report included city directories in the collections of the Herkimer County Historical Society, historic photographs and historic maps, historic newspaper articles, and EDR's in-house collection of reference materials. Aerial photos that were reviewed but not reproduced in this report include photographs from the NETR Online collection of historic aerial photographs (NETR Online, 2024).

EDR conducted a site visit to 115 North Main Street on February 10, 2025, prior to any demolition or other construction activities.² Existing conditions photographs that were obtained during this site visit are included as Appendix B of this report.

2.2 Historic Context of 115 North Main Street

2.2.1 *Historic Overview of the Village of Herkimer, 1793-1955*

The Village of Herkimer was established in the mid-eighteenth century when Europeans from the Palatinate region of what is now Germany settled in the area. The settlement in Herkimer was located on a strategic portion of the Mohawk River which put it at the center of the French and Indian War and later the Revolutionary War. The early settlers were farmers granted land in the Mohawk Valley by Queen Anne of England who provided support for their passage to New York (Kosto, 2005). A 1793 land redistribution process established the core of Herkimer's street plan, a layout that is still visible today and can be traced back to this eighteenth-century history. By 1793, Herkimer had a courthouse and a jail which originally stood near the present intersection of Court and North Main Streets (destroyed by fire in 1834). The Village of Herkimer was incorporated in 1807 and continued to steadily develop (Bero, 2016). The Erie Canal, completed in 1825 and passing just south of the Village of Herkimer, was a major factor in the overall growth and development of New York State, providing faster and more efficient transportation of people, goods, and raw materials across the state and beyond. Additionally, the Utica & Schenectady Railroad, later becoming part of the New York Central Railroad, opened in 1834 and tracks ran along what is now Albany Street in the Village of Herkimer. The railroad network continued to expand through the early twentieth century, strengthening the region's transportation network (Crawford, 2005; Bero, 2016).

Industry, made possible by the village's abundant waterpower and location along major transportation routes, drove development of the village. The Herkimer Hydraulic Canal, built in 1833, was heralded as a major achievement to harness the power of West Canada Creek to be utilized by the village's mills and industries (Village of Herkimer, 2025). Herkimer's population grew exponentially between 1850 and 1920. Companies such as Herkimer Paper, H.M. Quakenbush, and Standard Furniture started in Herkimer, and the village saw an influx of Polish and Italian factory workers in the late nineteenth century (Crawford, 2005). During this period, commercial density increased along North Main Street as larger, more prominent

² The two-story rear addition and a portion of the rear wall had collapsed prior to EDR's site visit.

buildings replaced smaller houses and shops and the village grew from a modest settlement to a seat of industry (Bero, 2016). One of the most notable businesses with roots on North Main Street was the H. G. Munger & Company department store, which was known as the “Macy’s of the Mohawk Valley.” A fire broke out in the basement of the department store in 1917, destroying the building. It was rebuilt in 1918 and H.G. Munger & Company continued to expand, inhabiting multiple buildings on North Main Street over the next decade (Herkimer County Historical Society, 2018). In the 1920s, automobile ownership became popular, and Herkimer’s downtown commercial district adapted to meet the needs of auto-oriented business. However, with this shift, the prevalence of automobiles began to influence the way that consumers shopped, and suburbanized retail centers with designated parking lots were more desirable. By the 1960s, businesses in the central commercial district along North Main Street felt the pressure of competition with suburban retailers and began to close (Bero, 2016). In the decades that followed, vacancies became more prevalent, including at 115 North Main Street, with fewer businesses renewing or establishing offices and storefront spaces in the downtown district. Today, this trend is visible as many of the buildings along Main Street are vacant and/or underutilized.

2.2.2 115 North Main Street

The building at 115 North Main Street was constructed between 1885 and 1890³ as a three-story brick commercial building with a ground-floor storefront and offices at the second and third floors. The building’s decorative corbelled cornice detailing and arched window openings are typical of late-nineteenth-century commercial buildings. Similar style and detailing can be seen in other buildings constructed in the same period along North Main Street, such as at 133 North Main Street. Historic aerial imagery and Sanborn fire insurance maps show the alley between 115 and 121 North Main Street to be in existence since the buildings were constructed (NETR, 2024; Sanborn-Perris Map Company, 1900). Horatio P. Witherstine, editor of the *Herkimer Democrat and Gazette*, appears to have been the owner of the building at 115 North Main Street when it was constructed. Early commercial tenants included a photography studio and a printing office. The 1887-1888 Herkimer directory shows there were six residential tenants in the building (Herkimer City Directories 1885-1985).

A two-story brick rear volume was added between 1895 and 1900 (Figure 1; Sanborn-Perris Map Company, 1895, 1900). In 1899, Witherstine sold the building to John C. Manion (Herkimer County Property Records, 2025). The *Herkimer Democrat and Gazette* remained as a commercial tenant in the building into the early twentieth century (Ancestry, 2012). In 1901 an additional commercial tenant is listed as “James Campion, pianos.” Other commercial tenants during this period included a lawyer’s office and T.M. Grogan clothing store. The Fort Dayton Steamer Co. No. 2, a firefighting company, also had rooms in the building in 1904, which gave the newly reorganized Herkimer Fire Department a presence on Main Street (Herkimer City Directories 1885-1985).

³ The building does not appear on the 1884 fire insurance map of Herkimer but does appear on the 1890 fire insurance map (Sanborn Map & Publishing Company, 1884; Sanborn-Perris Map Company, 1890).

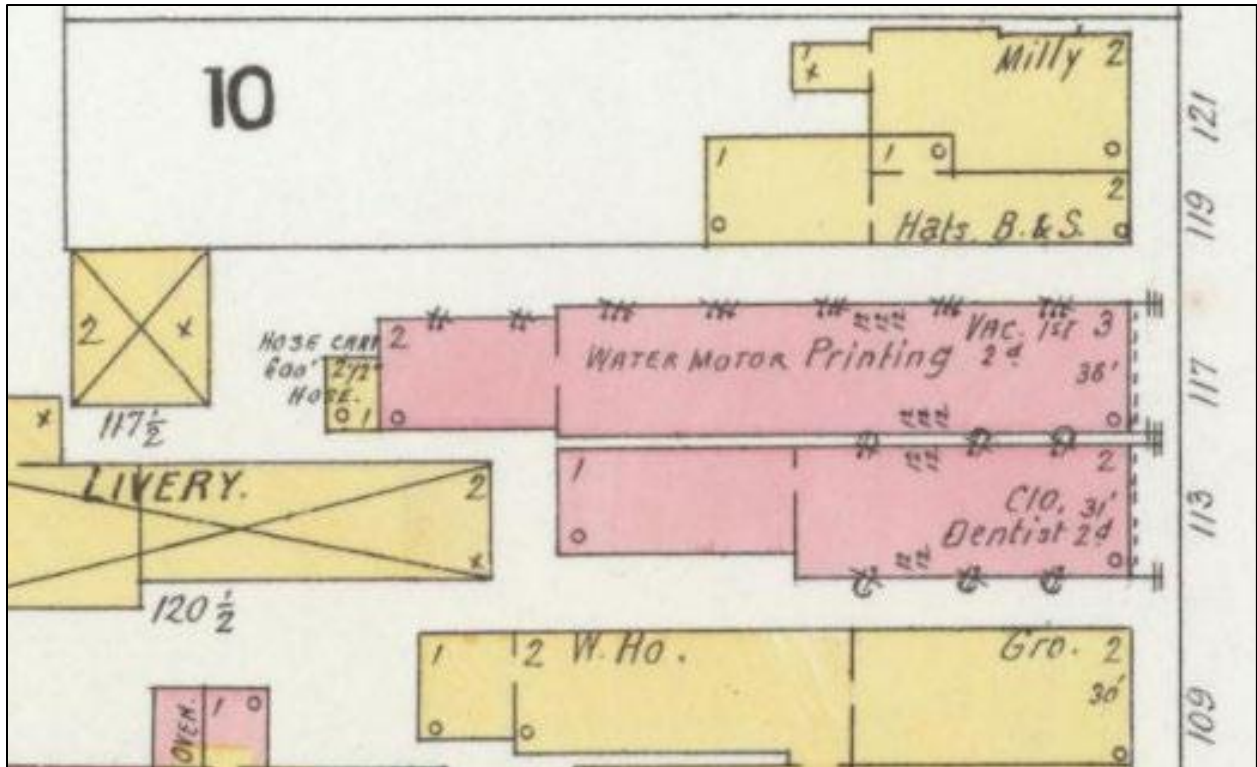


Figure 1. 1900 Sanborn-Perris Map Company fire insurance map of Herkimer, New York, 1900, Plate 7.

The building at 115 North Main Street (identified here as 117 North Main Street) had a two-story rear addition by 1900.

In 1912 the building was sold by Martha H. Manion to Thomas M. Grogan, the owner and proprietor of T.M. Grogan's clothing store (Herkimer County Property Records, 2025). Grogan first moved his business into 115 North Main Street in 1898 (Herkimer Democrat, 1903). Over the next decade, C.D. Thomas kept his law office in the building and the Home Furniture Company moved in (Herkimer City Directories, 1885-1985). Anne J. Grogan, daughter of Thomas M. Grogan, sold the building in 1935 to attorney James P. O'Donnell, who immediately transferred it to the Herkimer 1934 Corporation (Herkimer County Property Records, 2025). By 1936, city directories listed five commercial tenants in the building: Parker & Porter Insurance, Farm Credit Administration, Home Furniture Company, Patrons of Husbandry Co-op, Fire Relief Association, and the Endicott-Johnson Shoe Company. The Home Furniture Company remained in the building through 1950.

The Herkimer 1934 Corporation owned the building until 1955 when it was sold to Sheldon and Bernice Moses, who resided and operated the Sheldon Coin Shop in the building. Other commercial tenants during the Sheldons' ownership included two dentists' offices, a hobby shop, an office equipment company, and a furniture dealer. The Sheldons continued to live and work in the building after selling it in 1975. By the 1980s, the building contained a mix of residential and commercial tenants (Herkimer City Directories, 1885-1985; Herkimer County Property Records, 2025).

At some time in the late twentieth century, the building's storefront was altered with the addition of non-historic tiles applied to the brick surrounding a fully glazed glass and metal storefront system (Figure 2). The windows on the upper stories of the façade were also replaced.



Figure 2. Main Street, Herkimer, ca. late 1970s-1980s, view south.
By the late twentieth century, many of Herkimer's North Main Street buildings exhibited alterations to storefronts and windows, as well as abandonment of upper floors.

3.0 BUILDING DOCUMENTATION

3.1 Setting

The S/NRHP-eligible North Main Street Commercial Historic District is located in the center of the Village of Herkimer, roughly half a mile west of West Canada Creek and half a mile north of the Mohawk River. North Main Street runs roughly parallel to West Canada Creek between East State Street and West German Street. The North Main Street Commercial Historic District is bounded by West Albany Street to the south and Court Street to the north, with a few contributing resources located directly north of Court Street. North Main Street is generally residential north of Court Street and commercial south of Court Street. The topography is relatively flat within the district, which is located in the oldest section of the village where the first street grid was laid out in the late eighteenth century (Bero, 2016). The building at 115 North Main Street is located on the west side of the street, on the first block between West Albany Street and Park Avenue. The immediate setting is a densely built nineteenth-century commercial district primarily consisting of two- to four-story brick commercial buildings on narrow lots.

3.2 Exterior

The building at 115 North Main Street is a three-story, four-bay, flat-roofed commercial building with a basement. The building is brick with a common bond pattern. The primary (east) elevation has a two-part façade arrangement where the primary entrance to the residential apartments occupies the southernmost bay at the first story and the remaining three bays comprise the storefront. The storefront and apartment entrance are composed of a non-historic glass and metal storefront system with fully glazed doors, and non-historic stone tile has been applied to the brick surrounding the storefront system. The two-part façade arrangement is repeated on the second and third stories where the fenestration corresponds with the two distinct sections created by the primary entrance to the apartments and the storefront, respectively. The windows on the second and third stories are all one-over-one double-hung replacement sash with stone sills. The second story windows have jack-arched lintels, and the third story windows have segmentally arched lintels with rock faced stone corner blocks. There are bands of decorative brick above the fenestration on the second and third stories with narrow molded brick trim. A corbelled brick and wood cornice features along the very top of the primary elevation and shallow brick piers at the north and south corners terminate at decorative gabled projections with carved wood details. The north elevation of the building includes three stories of regular fenestration. These windows are generally historic wood nine-over-nine and two-over-two double-hung sash with stone sills and segmentally arched brick lintels. Window and door openings at the first floor have been infilled at this elevation. The west elevation is partially collapsed and appears to feature regular fenestration on the third story with one-over-one double-hung wood windows with segmentally arched brick lintels. The south elevation is mostly obscured by the neighboring building at 113 North Main Street. The portion of the south elevation visible above the roof of 113 North Main Street is windowless except for a pair of small one-over-one wood windows near the west end of the third story. A two-story brick addition at the rear of the building is completely collapsed.

3.3 Interior

The first floor of 115 North Main Street contains a commercial space. The second and third floors most recently contained residential apartments. The building is unsafe to enter and its deteriorated state makes it difficult to accurately understand the organization of these spaces; however, from the few interior images available, it appears that the historic wall finish is plaster over brick or lath and there are wood floors, beadboard ceilings, and simple wood door and window surrounds (Figure 3; Appendix B).



Figure 3. 115 North Main Street, interior at rear addition, second floor, view southwest (Barton & Loguidice, 2023).

This photograph was included in the Barton & Loguidice, D.P.C. Unsafe Building Conditions Assessment for 115 North Main Street, revised May 4, 2023. The rear addition collapsed prior to EDR's February 2025 site visit.

4.0 SUMMARY

EDR has prepared this Historic Resources Mitigation Report for the Village of Herkimer to satisfy NYSHPO's request for documentation of the building at 115 North Main Street prior to its demolition.

5.0 REFERENCES

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Appendix A

NYSHPO Correspondence

Eligibility Evaluation for USN 04341.000150

Unnamed USN

Close

Eligibility Determination: Eligible**Determined By:** Erin Czernecki**Determination Date:** 03/25/2021**Edited By:** Erin Czernecki**Edited Date:** 03/25/2021**Criteria for Inclusion in the National Register**

- A:** Associated with events that have made a significant contribution to the broad patterns of our history
- B:** Associated with the lives of persons significant in our past
- C:** Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction
- D:** Have yielded, or may be likely to yield information important in prehistory or history

Criteria Considerations

- A:** owned by religious institution or used for religious purposes
- B:** removed from its original location
- C:** a birthplace or grave
- D:** a cemetery
- E:** a reconstructed building, object or structure
- F:** a commemorative property
- G:** less than 50 years of age or achieved significance within the past 50 years

Summary Statement of Significance:

Based on an intensive level survey of the North Main Street Corridor in the village of Herkimer, Herkimer County the proposed North Main Street Commercial Historic District appears to meet Criteria A and C of the National Register at the local level in the areas of architecture and social history. North Main Street has been both geographically and functionally central to the village. North Main Street and adjacent streets are characterized by a concentration of historic commercial and municipal buildings. The proposed district is bounded by Church and Court Street to the northwest and West Albany and East Albany Street to the southeast, North Prospect Street to the west and North Washington Street to the east. The boundary includes 63 contributing buildings, 1 non-contributing building and the National Register listed U.S. Post Office.

Herkimer was settled in the eighteenth century by immigrants from what is now Germany and their descendants, and developed in the nineteenth century into an industrial and commercial center of the Mohawk Valley region. The period of significance is 1793-1955 reflecting the fact that the downtown area of Herkimer developed slowly and retains resources relating to all periods in its history. Several buildings within the district retain important character-defining features and original materials, inclusive of siding, windows, doors, cornices, and other ornamental and decorative trim. While some buildings exhibit the more recent use of synthetic materials or replacement windows, form and massing were retained, and these buildings retain integrity as viewed within the larger historic context. The diverse array of building ages, styles, and types reflects the historic pattern of development in the village, whose nineteenth-century evolution from a frontier outpost to a regional economic center occurred largely within a compact area defined by a street plan established in 1793. The boundaries were drawn based on that early and influential plan and modified to exclude areas that no longer convey their association with the themes important in Herkimer's history.

Bero Architecture PLLC, "Herkimer Main Street Corridor Intensive-Level Survey", September 2016.



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor
RANDY SIMONS
Commissioner Pro Tempore

January 13, 2025

Christopher Baiamonte
the Wladis Law Firm
6312 Fly Rd.
E. Syracuse, NY 13057

Re: HUD
Village of Herkimer Demolition Project
115 N Main St, Herkimer, Herkimer County, NY 13350
24PR11244
139329

Dear Christopher Baiamonte:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the documentation submitted in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project.

We note that 115 N Main St, Herkimer, NY contributes to the North Main Street Commercial Historic District, which is eligible for listing in the State and National Registers of Historic Places. We have reviewed the structural assessment and condemnation order submitted to our office on December 18, 2024. We note that demolition of a historic resource is by definition an Adverse Effect. In order to continue our review, please provide the following additional information:

- 1) Please provide contact information for the project contact at the Department of Housing and Urban Development and/or the local municipality administering the Community Development Block Grant.
- 2) Based on the documentation provided, including the condemnation order, it appears that there are no feasible alternatives to demolition. At this time, we request state-level documentation following the State Historic Preservation Office Property Documentation guidance, attached, as mitigation for the Adverse Effect of demolition. Documentation may be submitted digitally; hard copies are no longer requested.

If you have any questions, feel free to call me at (518) 818-4592.

Sincerely,

Ashley Barrett
Historic Site Restoration Coordinator
Ashley.barrett@parks.ny.gov

via e-mail only

SHPO Property Documentation

The photographic and historical documentation of a historic property to be demolished, relocated, or substantially altered is standard practice in the field of historic preservation, and is intended to provide a record of the property in perpetuity as mitigation for adverse impacts. Federal documentation guidelines are provided under the Historic American Building Survey/Historic American Engineering Record/Historic American Landscape Survey (HABS/HAER/HALS) program. This sheet provides state-level guidance for producing digital and hard-copy documentation reports to be held by our office (the State Historic Preservation Office/SHPO) and by the New York State Archives. Historic properties should be documented using the following guidelines, and SHPO may recommend that the documentation be prepared by a Secretary of the Interior-qualified professional.

Photographs*

- Photographs should be clear, well composed, and should provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and character-defining features of the property.
- Digital photographs should be taken using a ten (10) megapixel or greater digital SLR camera.
- Images should be saved in Tag Image File format (TIFF) or RAW format images. This allows for the best image resolution. RGB color digital TIFFs are preferred.
- Selected images for the hard-copy documentation package should be printed as follows: one to three 8x10-inch views of the overall property. Sufficient 5x7-inch supplemental images to fully document the present condition of all aspects of the property (important site features, all façade elevations, major architectural features and details, and representative views of the interior spaces).
- Historical photos (if available) depicting the property should be reprinted at 5x7-inch size and included in the documentation.
- Images should be printed on a high-quality color printer using compatible high-quality photographic paper stock (HP printer use HP Paper, Epson printer use Epson paper)
- Each photograph must be numbered and that number must correspond to the photograph number on an accompanying Photo Log or Key. For simplicity, the name of the photographer, photo date, etc. may be listed once on the Photo Log or Key and doesn't need to be labeled on every photograph.
- Write the label information within the white margin on the front of the photograph using a photo labeling pen. Label information can also be generated by computer and printed directly in the white margin (adhesive labels are not recommended).
- Do not print information on the actual image – use only the photo margin or back of the photograph for labeling.
- At a minimum, photographic labels must include the following information: Photograph number, name or address of the property, caption describing view shown, date photograph was taken, and the county the property is located in.
- Photos should be placed in folders or photo sleeves.

Historical Narrative**

A narrative description should be prepared and should include the relevant historical context, a discussion of the development and construction history of the property, and a summary of the property's historical significance. Copies of primary source documentation (such as historic photographs, archival records, original architectural plans, and maps), if available, should be included, appropriately labeled, and referenced in the narrative text (e.g., Figure 1, Figure 2).



Plans/Drawings***

Copies of existing recent or current construction plans, if available, should be included.

Laser Scanning

Laser scanning should provide excellent details of the existing conditions and be printed on an archival stable medium for inclusion in the main report. The resulting information should be combined with the use of hand measuring in order to attain comprehensive and well informed documentation. Sketch drawings should be combined with the data collected to delineate a hard line for the otherwise indistinct edges that are created by the point cloud data.

Final Report

Two bound or boxed hard copies of the final documentation report (including photographs, historical narrative, and drawings) are requested: one copy of the report should be submitted to the SHPO for forwarding to the New York State Archives, and one copy of the report should be provided directly to an appropriate local repository. A digital copy of the report (saved on a thumb drive, CD or DVD) shall accompany the SHPO hard copy. **Completed documentation reports are to be submitted prior to demolition/relocation/renovations.**

PLEASE NOTE:

**Large-format (4 by 5) film photography may be warranted for National Historic Landmarks and properties possessing a high level of local, statewide, or national significance.*

***A useful model for the historical narrative is the HABS/HAER narrative report form, equivalent to HABS Level 2 documentation. The HABS Historical Report Guidelines can be found on the web at: <https://www.nps.gov/subjects/heritagedocumentation/soi-standards-guidelines.htm> or <https://www.nps.gov/subjects/heritagedocumentation/guidelines.htm>*

****Creation of as-built drawings may be warranted, and could be done using traditional drawing methods, CAD-type programs, or laser scanning.*

NOTICE: This form is meant to be used as general guidance. Requirements may vary depending on the historic property and project in question. Property-specific requirements such as number of buildings/structures may be called out in the Letter of Resolution (LOR) agreement document or as a modification of this document appended to an LOR.

Appendix B

Photographs and Key Plans

Photo Log

Photo		View/Description	Photographer	Date Taken
1	of 11	East elevation, view west	EDR	2/10/2025
2	of 11	East elevation, view northwest	EDR	2/10/2025
3	of 11	East elevation, view southwest	EDR	2/10/2025
4	of 11	East and north elevations, view southwest	EDR	2/10/2025
5	of 11	East elevation, view northwest	EDR	2/10/2025
6	of 11	East elevation, storefront	EDR	2/10/2025
7	of 11	South elevation, view northwest	EDR	2/10/2025
8	of 11	West elevation, view southeast	EDR	2/10/2025
9	of 11	West elevation, view southeast	EDR	2/10/2025
10	of 11	West elevation, view southeast	EDR	2/10/2025
11	of 11	West elevation, view northeast	EDR	2/10/2025



115 North Main Street,
Village of Herkimer, Herkimer County, NY
Photo Key - Exterior





Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

Financial Feasibility Analysis

4



115-137 N Main Street, Herkimer, NY

Financial modeling was created to illustrate a snapshot of the local rental market and provide a potential financing strategy for the rehabilitation of 115-137 N. Main Street in Herkimer which includes state and federal funding and would require certain income targeting and specific rents.

This modeling includes:

- Market income overview
- Fair Market Rents for Herkimer County
- Unit breakdowns and target incomes
- Current market rents
- Proposed rent structure with capital grants or loans
- Development budget
- Sources and Uses
- Income and operating budget
- Ten year cash flow
- Detail for determining local market rents
- Detail for development of operating costs
- Term Sheet for HFA financing
- Term Shetet for New Construction Program
- Term Sheet for Community Investment Fund (CIF)

Herkimer County

Median Household Income, family of 4 is \$89,000

2025 Household Income limits

Herkimer County	2025	1 person	2 people	3 people	4 people
	50%	\$ 31,150	\$ 35,600	\$ 40,050	\$ 44,500
	60%	\$ 37,400	\$ 42,800	\$ 53,300	\$ 64,250
	80%	\$ 49,850	\$ 57,000	\$ 64,100	\$ 71,200
	100%	\$ 62,300	\$ 71,200	\$ 80,100	\$ 89,000

Fair Market Rents for 2025

**Fair Market Rents apply when site has certain federal and/or state funding/certain grants or loans

Utica-Rome NY MSA		Studio	One Bed	Two Beds	Three Beds
	Max Rent (including heat, electric)				
MSA# 3604399999		\$ 922	\$ 928	\$ 1,159	\$ 1,396

Average Rental Market Rates for Village of Herkimer effective April 1 2025

Commercial spaces	storefront retail	\$ 12.5 PSF	Net, annual
Residential Rental	Studio Units	\$ 900	
	one bedroom	\$950	**rents included utilities in almost all cases
	two bedrooms	\$ 1,200	**rents included utilities in almost all cases

*Sources located at end of packet

Unit Mix and Income Targeting

32 apartments

15,794 SF Retail and Class A office Space

Building Unit Mix

Studio Units		6
One Bedroom Units		16
Two Bedroom Units		10
Commercial retail		15,794 SF

In order to access HFA, HCR requires 20% of units will need to be rented to households at or below 50% AMI, and 30% of the units will need to be rented to households at or below 60% AMI. Additionally CIF requires that at least 70% of the units are at or below 90% AMI. The remaining units can be at market rents

Unit mix targeting	# units	Max income
Studio +/- 50% AMI	6	\$ 31,150
One Bed unit = or < 60% AMI	5	\$ 40,100
One Bed unit = or < 90% AMI	5	\$ 50,088
One Bed unit at Market Rent	6	no limit
Two Bed Units = or < 60% AMI	5	\$ 53,300
Two Bed Units = or < 90% AMI	1	\$ 80,100
Two Bed Units Units at market rate	4	no limit

32

Income comparison of Assumed Market Rents versus Reg

Based on the local review of rents and vacancies, below are the assumed market rents

267 -275 N Main Street	units	rent	monthly
Commercial/ Retail space	1	15794	\$ 12.50
Studio market rent	6		\$ 900.00
One bedroom market rent	16		\$ 950.00
Two Bedroom market rent	10		\$ 1,250.00
commercial vacancy loss			
residential vacany loss (5%)			
Annual Income with all units at market rate			

Based on the required rents of regulators, below are the proposed project rent rates

115-137 N Main Street	units	rent	Monthly
Commercial/Retail space	1	15,794 SF	12.5
Studio +/- 50% AMI	6		\$ 580.00
One Bed unit = or < 60% AMI	5		\$ 750.00
One Bed unit = or < 90% AMI	5		\$ 950.00
One Bed unit at Market Rent	6		\$ 950.00
Two Bed Units = or < 60% AMI	5		\$ 1,100.00
Two Bed Units = or < 90% AMI	1		\$ 1,250.00
Two Bed Units Units at market rate	4		\$ 1,250.00
commercial vacancy loss			
residential vacany loss (5%)			
Annual Income with proposed regulated rents			

ulated Rents

Gross annual	
\$	197,425.00
\$	64,800.00
\$	182,400.00
\$	150,000.00
\$	(19,743)
\$	(19,860.00)
\$	555,022.50

Gross Annual		
\$	197,425.00	
\$	41,760.00	
\$	45,000.00	
\$	57,000.00	
\$	68,400.00	
\$	66,000.00	
\$	15,000.00	
\$	60,000.00	\$ 353,160.00
\$	(19,742.50)	
\$	(14,058.00)	
\$	516,784.50	

Hard Costs

Acquisition Cost (yet to be negotiated)	\$ 850,000
Demolition Cost (CDBG funded)	\$ -
Construction cost	\$ 16,608,450
5% contingency	\$ 830,423
Total hard costs	\$ 17,438,873

Soft Costs

Cost certifications, accounting	\$ 22,000
Architect and Engineer	\$ 830,423
Environmental (Phase I's completed)	\$ 8,500
appraisals	\$ 11,550
energy consultant	\$ 35,000
insurance, & builders rsk	\$ 102,125
market study	\$ 9,500
surveys	\$ 22,000
taxes	\$ 25,000
Legal, inc bank and sponsor, IDA fee	\$ 135,000
title and recording (5 sites, subdivisions, etc)	\$ 122,000
Soft Cost Contingency	\$ 40,000
Total soft costs	\$ 1,363,098

Developer fee	\$ 1,150,000
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Financing Costs

construction interest	\$ 931,655
origination/ commitment, BIC, draw fees	\$ 343,345
monitoring, cost review	\$ 24,000
Total Financing Costs	\$ 1,299,000

Required Reserves

Capital replacement CIF	\$ 22,130
Operating Reserves -	\$ -
Total Reserves	\$ 22,130

Total Development Cost	\$ 22,123,100
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Potential Sources and Uses

Construction Sources

NYS HFA Loan	\$	18,383,101	(est 6.0 interest, 9 mo)
New Construction NCP HCR	\$	3,040,000	(40 years interest only at .5%)
BOA planning grant	\$	100,000	
deferred developer fee	\$	600,000	
Construction Sources Total	\$	22,123,101	

Permanent Sources

4% LIHTC HCR	\$	12,618,500	
NYS HFA Loan	\$	2,500,470	30 years, estimated 6%
BOA Pre Development	\$	400,000	
New Construction NCP HCR	\$	3,040,000	(40 years interest only at .5%)
HCR CIF Loan	\$	2,000,000	(40 years interest only at .5%)
BOA Pre Development	\$	400,000	
NYS DRI	\$	100,000	
Deferred Developer fee (15 yr)	\$	600,000	
	<i>gap</i>	\$	464,131
Permanent Sources Total	\$	22,123,101	

Income

Commercial rent Gross	\$ 197,425
Commercial vacancy (10%)	\$ (19,743)
Residential Rent Gross	\$ 353,160
Residential vacancy (5%)	\$ (17,658)
Laundry, Parking, other Income	\$ 6,500
Total annual income	\$ 519,685

Expenses

Real Estate Taxes PILOT	\$ 50,000
Insurance	\$ 51,871
Admin Expenses	\$ 31,000
Utilities	\$ 10,600
Maintenance	\$ 86,945
Annual reserve deposit (CIF)	\$ 25,600
annual operating reserve (CIF)	\$ 10,397
total Expenses	\$ 266,413
Net Operating Income	\$ 253,272

HFA First Mortg	187,060
New Constr NCP	15,200
NYS HCR CIF	15,000
Total Debt service	217,260
Cash available for deffered Dev Fee	36,012
Deferred Dev fee (75% of avail cash)	27,009
cash flow	9,003
DSCR	1.166

CASH FLOW

	Inflation %	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Potential Gross Income																
Annual Res Rental Income	2.0%	353,160	360,223	367,428	374,776	382,272	389,917	397,716	405,670	413,783	422,059	430,500	439,110	447,892	456,850	465,987
Commercial Income	2.0%	197,425	201,374	205,401	209,509	213,699	217,973	222,333	226,779	231,315	235,941	240,660	245,473	250,383	255,390	260,498
Parking, Laundry, other income	2.0%	6,500	6,630	6,763	6,898	7,036	7,177	7,320	7,466	7,616	7,768	7,923	8,082	8,244	8,408	8,577
Total Potential Gross Income:		550,585	561,597	572,829	584,285	595,971	607,890	620,048	632,449	645,098	658,000	671,160	684,583	698,275	712,240	726,485
Vacancy Allowance																
residential vacancy loss	5.0%	(17,658)	(18,011)	(18,371)	(18,739)	(19,114)	(19,496)	(19,886)	(20,283)	(20,689)	(21,103)	(21,525)	(21,956)	(22,395)	(22,843)	(23,299)
Commercial vacancy loss	10.0%	(19,743)	(20,137)	(20,540)	(20,951)	(21,370)	(21,797)	(22,233)	(22,678)	(23,131)	(23,594)	(24,066)	(24,547)	(25,038)	(25,539)	(26,050)
Total Vacancy Allowance:		(37,401)	(38,149)	(38,911)	(39,690)	(40,484)	(41,293)	(42,119)	(42,961)	(43,821)	(44,697)	(45,591)	(46,503)	(47,433)	(48,382)	(49,349)
Effective Gross Income																
Residential		335,502	342,212	349,056	356,037	363,158	370,421	377,830	385,386	393,094	400,956	408,975	417,155	425,498	434,008	442,688
Commercial		177,683	181,236	184,861	188,558	192,329	196,176	200,099	204,101	208,183	212,347	216,594	220,926	225,344	229,851	234,448
Parking, laundry, Other Income		6,500	6,630	6,763	6,898	7,036	7,177	7,320	7,466	7,616	7,768	7,923	8,082	8,244	8,408	8,577
Effective Gross Income:		519,685	530,078	540,680	551,493	562,523	573,774	585,249	596,954	608,893	621,071	633,493	646,162	659,086	672,267	685,713
Maintenance & Operating Expenses																
Operating Expenses:	3.0%	\$128,545	132,401	136,373	140,465	144,679	149,019	153,489	158,094	162,837	167,722	172,754	177,936	183,274	188,773	194,436
Real Estate Taxes PILOT	2.5%	50,000	51,250	52,531	53,845	55,191	56,570	57,985	59,434	60,920	62,443	64,004	65,604	67,244	68,926	70,649
Insurance	3.0%	51,871	53,427	55,030	56,681	58,381	60,133	61,937	63,795	65,709	67,680	69,710	71,801	73,955	76,174	78,459
Total Operating Expenses:		\$230,416	\$237,078	\$243,935	\$250,990	\$258,250	\$265,722	\$273,411	\$281,323	\$289,466	\$297,845	\$306,468	\$315,342	\$324,475	\$333,873	\$343,544
Replacement Reserves	2.0%	25,600	26,112	26,634	27,167	27,710	28,264	28,830	29,406	29,994	30,594	31,206	31,830	32,466	33,116	33,778
Operating reserves		10,595	10,807	11,023	11,243	11,468	11,698	11,931	12,170	12,413	12,662	12,915	13,173	13,437	13,706	13,980
Total Expenses & Reserves:		\$266,611	\$273,997	\$281,592	\$289,400	\$297,429	\$305,684	\$314,172	\$322,900	\$331,874	\$341,101	\$350,590	\$360,346	\$370,378	\$380,694	\$391,302
Net Operating Income:		253,074	256,081	259,088	262,093	265,094	268,090	271,077	274,054	277,020	279,970	282,903	285,816	288,707	291,573	294,410
HFA Note	\$	187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060	\$ 187,060
New Construction NCP	\$	15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200	\$ 15,200
NYS HCR CIF Loan	\$	15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Annual Debt Service	\$	217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260	\$ 217,260
Income after Debt Service	\$	35,814	\$ 38,821	\$ 41,828	\$ 44,833	\$ 47,834	\$ 50,830	\$ 53,817	\$ 56,794	\$ 59,760	\$ 62,710	\$ 65,643	\$ 68,556	\$ 71,447	\$ 74,313	\$ 77,150
Deferred Development Fee 75% of cash flow	\$	26,860	\$ 29,116	\$ 31,371	\$ 33,625	\$ 35,876	\$ 38,122	\$ 40,363	\$ 42,596	\$ 44,820	\$ 47,032	\$ 49,232	\$ 51,417	\$ 53,585	\$ 55,735	\$ 57,863
Cash Flow	\$	8,953	\$ 9,705	\$ 10,457	\$ 11,208	\$ 11,959	\$ 12,707	\$ 13,454	\$ 14,199	\$ 14,940	\$ 15,677	\$ 16,411	\$ 17,139	\$ 17,862	\$ 18,578	\$ 19,288
DSCR		1.16	1.18	1.19	1.21	1.22	1.23	1.25	1.26	1.28	1.29	1.30	1.32	1.33	1.34	1.36

DETAILS FOR OPERATING EXPENSES

expense	notes	annual	
Real Estate Taxes	Project will need to get a PILOT from IDA/other	\$ 50,000.00	
Insurance	for GL quoted .25 per \$100 value in residential (\$41,522) and \$250 per 1,000 SF of office or retail(15,794 SF, \$3,949), \$4.95 M residential, plus \$200 pu property (\$6,400)	\$ 51,871.00	
Admin Expenses	PT manager, bookkeeping 25-30 hrs/week	\$ 31,000.00	
Heating	common areas only - limited areas	\$ 3,500.00	
Electricity	common areas only	\$ 1,300.00	
Water and Sewer	assume 82 gal per person per day, rates found on website assume 29 tenants, annual 867,970 gallons, also see issues with water, assuming rates will increase soon	\$ 5,800.00	\$ 10,600.00
Supplies	assume bi-monthly common cleaning, all supplies by vendors	\$ 14,400.00	
Repairs	HVAC, turn overs, plumbing, general repairs by contract	\$ 51,200.00	
Snow removal		\$ 3,750.00	
Trash removal	spohn recomm 8 yrd dumpsters (2)	\$ 6,500.00	
elevator	McGee elevator, annual maintenance and inspections min \$4,100- plus \$365 hr service. Assumed 3 per year	\$ 5,195	
fire and life safety	includes alarms and security	\$ 5,900	\$ 86,945.00
Building reserves	CIF requires \$800 PU/PY	\$ 25,600	
Operating reserves	CIF requires 3 months gorss res rent	\$ 10,397	
	Total Operating Annual Expenses	\$ 266,413.00	

267-275 N Main St., Herkimer "The Palmer House"

Rental Information taken from Rent.com, zillow, apartment finder

Effective April 1, 2025		Beds	Baths	Square Ftag	Utilities included	Gross Rent	days on Market	comments
1	126 P Park Ave	1	1	UNK	yes, all included	\$ 800	avail May 1	Large unit, no pets
2	124 W Smith Street	1	1	700	heat, yes	\$ 875	>30 days	recently renovated, pet friendly
3	435 N Bellinger Street	1	1	950	yes, heat, hot water	\$ 950	just removed	coin op laundry, elevatr, parking, pet friendly, averg monthly electric \$94
4	200 N Prospect	1	1	UNK	yes, all included	\$ 750		50 units, 4 floors, The Prospect Bldg, no pets, rent just increased from \$695
5	414 N Bellinger St, #2	2	1	UNK	water & sewer included	\$ 1,200		in 2 family, laundry in unit, no pets, has off street parking
6	430 N Prospect ST	2	1	1000	yes, all included	\$ 1,350	>30 days	newer, 2nd floor, 3 unit home, washer/dryer in unit, 2 offstreet parking spots
7	406 Bellinger Ave	2	1	1000	no, tenant pays water, elec	\$ 1,250	1 day	newly renovated, laundry hookup in unit, pets ok, parking
8	231 S Maint St	2	1	850	heat, yes	\$ 1,225	> 30 days	renovated, pets allowed with fees, utilities estimated at \$135-189 per month

Zumper average rents Reported for Herkimer April 1, 2025

one bed \$950
two bed \$ 1,200

****Almost all rents include utilities**

Commercial rental information taken from LoopNet , Crexi and

548 State Street	7800 SF	retail	\$12-15 PSF annually
316 East State St	3150 SF	retail	\$12 PSF annually
401 East German Street	3000 SF	office	\$12 PSF annually
213 N Washington	3484 SF	office	not published

267-275 N Main St., Herkimer "The Palmer House"

Financial modeling was created to illustrate a snapshot of the local rental market and provide a potential financing strategy for the rehabilitation of the Palmer House which includes state and federal funding and would require certain income targeting and specific rents.

This modeling includes:

- Market income overview
- Fair Market Rents for Herkimer County
- Unit breakdowns and target incomes
- Current market rents
- Proposed rent structure with capital grants or loans
- Development budget
- Sources and Uses
- Income and operating budget
- Ten year cash flow
- Detail for determining local market rents
- Detail for development of operating costs
- Term sheet for Small Building Participation Loan
- Information sheet for Federal and State Historic Tax Credits

Herkimer County

Median Household Income, family of 4 is \$89,000

2025 Household Income limits

Herkimer County	2025	1 person	2 people	3 people	4 people
	50%	\$ 31,150	\$ 35,600	\$ 40,050	\$ 44,500
	60%	\$ 37,400	\$ 42,800	\$ 53,300	\$ 64,250
	80%	\$ 49,850	\$ 57,000	\$ 64,100	\$ 71,200
	100%	\$ 62,300	\$ 71,200	\$ 80,100	\$ 89,000

Fair Market Rents for 2025

**Fair Market Rents apply when site has certain federal and/or state funding/certain grants or loans

Utica-Rome NY MSA		Studio	One Bed	Two Beds	Three Beds
	Max Rent (including heat, electric)				
MSA# 3604399999		\$ 922	\$ 928	\$ 1,159	\$ 1,396

Average Rental Market Rates for Village of Herkimer effective April 1 2025

Commercial spaces	storefront retail	\$ 12.5 PSF	Net, annual
Residential Rental	one bedroom	\$950	**rents included utilities in almost all cases
	two bedrooms	\$ 1,225	**rents included utilities in almost all cases

*Sources located at end of packet

267-275 N Main St., Herkimer "The Palmer House"

Building Unit Mix

RENT PLAN

One Bedroom Units	16
Two Bedroom units	4
Commercial retail	9381 SF

Illustration of income from market rents

267 -275 N Main Street	units	rent	monthly	Gross annual
Commercial/ Retail space	1	9381 SF	\$ 12.50	\$ 9,771.88
One bedroom market rent	16		\$ 925.00	\$ 14,800.00
Two Bedroom market rent	4		\$ 1,200.00	\$ 4,800.00
commercial vacancy loss				\$ (11,726)
residential vacany loss				\$ (11,580.00)
Annual Income with all units at market rate				\$ 329,156

Illustration of Rents allowed by grant and loan funders outlined in sources & uses

267 -275 N Main Street	units	rent	Monthly	Gross Annual
Commercial/Retail space	1	9381 SF	12.5	\$ 9,771.88
One Bed unit at 80% AMI or below	2		\$ 850.00	\$ 1,700.00
One Bed unit at Market Rent	14		\$ 925.00	\$ 12,950.00
Two Bed Units at 80% AMI or below	1		\$ 1,000.00	\$ 1,000.00
Two Bed Units Units at market rate	3		\$ 1,200.00	\$ 3,600.00
commercial vacancy loss				\$ (11,726.00)
residential vacany loss (5%)				\$ (11,550.00)
Effective Annual Income with proposed regulated rents				\$ 324,987

Development Budget

Hard Costs

Acquisition Cost	\$	232,000
Construction cost	\$	7,331,500
10% contingency	\$	733,150
Total hard costs	\$	8,064,650

Soft Costs

Cost certifications	\$	32,000
Architect and Engineer appraisal	\$	403,233
energy consultant	\$	4,900
geotechnical	\$	22,500
insurance, & bulders rsk	\$	-
market study	\$	36,500
survey	\$	4,500
taxes	\$	5,000
Legal	\$	5,078
title and recording	\$	18,000
Total soft costs	\$	543,711

Developer fee	\$	210,000
(tax credit consulting, syndicators, etc)		

Financing Costs

construction interest	\$	437,472
origination and draw fees	\$	42,848
monitoring, cost review	\$	15,000
Total Financing Costs	\$	495,320

Required Reserves

Capital replacement	\$	20,000	*SBL requires \$1,000 PU
Operating reserves	\$	64,540	*SBL requires 3months debt service and operating costs
Total Reserves	\$	84,540	

Total Development Cost	\$	<u>9,630,221</u>
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267-275 N Main St., Herkimer "The Palmer House"

Potential Sources and Uses

Construction Sources

First Constuction Loan	\$	6,630,221	assume 6.75 interest, 10 months)
small building participation	\$	3,000,000	(use this first, .5% interest only)
Construction Sources Total	\$	9,630,221	

Permanent Sources

First Mortgage	\$	2,116,607	(30 years at 6.75%)
small building participation loan	\$	3,000,000	(30 years interest only at .5%)
Federal Historic Tax credits	\$	1,466,300	
State Historic Tax credits	\$	1,466,300	
Opportunity Zone investment	\$	1,239,014	
NYS DRI Village	\$	100,000	
Deferred Developer fee	\$	120,000	
Permanent Sources Total	\$	8,391,207	

Income & Operating Budget

Income

Commercial rent Gross	\$ 117,263
Commercial vacancy (10%)	\$ (11,726)
Residential Rent Gross	\$ 231,000
Residential vacancy (5%)	\$ (11,550)
Laundry, Parking	\$ -
other ancillary fees	\$ -
Total annual income	\$ 324,986

Expenses

Real Estate Taxes	\$ 10,500
Insurance	\$ 18,575
Admin Expenses	\$ 15,000
Utilities	\$ 9,100
Maintenance	\$ 60,045
Annual reserve deposit	\$ 5,000
total Expenses	\$ 118,220
Net Operating Income	\$ 206,766

Small Bldg Loan	15,000
Perm Take Out	164,739
Total Debt service	179,739

DSCR	1.150
cash flow	27,027

267-275 N Main St., Herkimer "The Palmer House"

CASH FLOW

	Inflation %	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Gross Income											
Total Annual Rental Income	2.0%	231,000	235,620	240,332	245,139	250,042	255,043	260,144	265,346	270,653	276,066
Commercial Income	2.0%	117,263	119,608	122,000	124,440	126,929	129,468	132,057	134,698	137,392	140,140
Parking, Laundry, other income											
Total Potential Gross Income:		348,263	355,228	362,333	369,579	376,971	384,510	392,201	400,045	408,046	416,207
Vacancy Allowance											
residential vacancy loss	5.0%	(11,550)	(11,781)	(12,017)	(12,257)	(12,502)	(12,752)	(13,007)	(13,267)	(13,533)	(13,803)
Commercial vacancy loss	10.0%	(11,726)	(11,961)	(12,200)	(12,444)	(12,693)	(12,947)	(13,206)	(13,470)	(13,739)	(14,014)
Total Vacancy Allowance:		(23,276)	(23,742)	(24,217)	(24,701)	(25,195)	(25,699)	(26,213)	(26,737)	(27,272)	(27,817)
Effective Gross Income											
Residential		219,450	223,839	228,316	232,882	237,540	242,291	247,136	252,079	257,121	262,263
Commercial		105,537	107,647	109,800	111,996	114,236	116,521	118,851	121,228	123,653	126,126
Parking, laundry, Other Income		-	-	-	-	-	-	-	-	-	-
Effective Gross Income:		324,987	331,486	338,116	344,878	351,776	358,812	365,988	373,308	380,774	388,389
Maintenance & Operating Expenses											
Operating Expenses:	3.0%	\$84,145	86,669	89,269	91,948	94,706	97,547	100,474	103,488	106,592	109,790
Real Estate Taxes HTC will hold assessment	2.0%	10,500	10,710	10,924	11,143	11,366	11,593	11,825	12,061	12,302	12,548
Insurance	4.0%	18,575	19,318	20,091	20,894	21,730	22,599	23,503	24,443	25,421	26,438
Total Operating Expenses:		\$113,220	\$116,697	\$120,284	\$123,985	\$127,802	\$131,739	\$135,802	\$139,992	\$144,316	\$148,777
Replacement Reserves	2.0%	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Total Expenses & Reserves:		\$118,220	121,797	125,486	129,291	133,214	137,260	141,432	145,736	150,174	154,752
Net Operating Income:		206,767	209,689	212,630	215,588	218,562	221,552	224,555	227,572	230,599	233,637
First Mortgage		\$ 164,739	\$ 155,664	\$ 155,664	\$ 155,664	\$ 155,664	\$ 155,664	\$ 155,664	\$ 155,664	\$ 155,664	\$ 155,664
Small Bldg Part Loan		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Annual Debt Service		\$ 179,739	\$ 170,664	\$ 170,664	\$ 170,664	\$ 170,664	\$ 170,664	\$ 170,664	\$ 170,664	\$ 170,664	\$ 170,664
Cash after debt service		\$ 27,028	\$ 39,025	\$ 41,966	\$ 44,924	\$ 47,898	\$ 50,888	\$ 53,891	\$ 56,908	\$ 59,935	\$ 62,973
25% deferred developer fee		\$ 6,757	\$ 9,756	\$ 10,491	\$ 11,231	\$ 11,975	\$ 12,722	\$ 13,473	\$ 14,227	\$ 14,984	\$ 15,743
Cash flow after developer fee		\$ 20,271	\$ 29,269	\$ 31,474	\$ 33,693	\$ 35,924	\$ 38,166	\$ 40,419	\$ 42,681	\$ 44,952	\$ 47,230
DSCR		1.15	1.23	1.25	1.26	1.28	1.30	1.32	1.33	1.35	1.37

\$ 121,359

267-275 N Main St., Herkimer "The Palmer House"

DETAILS FOR OPERATING EXPENSES

expense	notes	annual	
Real Estate Taxes	\$9.4959569 county & town per \$1,000 assessed and \$29.566444 per \$1,000 school and library - Historic credits may allow for freeze of assessment for 5 years (current assessment \$130,000 (\$5,078 annual) Assume PILOT \$10,500 with 2% increaser	\$ 10,500.00	
Insurance	for GL quoted .25 per \$100 value in residential and \$250 per 1,000 SF of office or retail(9381 SF), \$4.95 M residential, plus \$200 pu property	\$ 18,575.00	
Admin Expenses	PT manager, bookkeeping 8-10 hrs/week	\$ 15,000.00	
Heating	common areas only	\$ 4,200.00	
Electricity	common areas only	\$ 1,300.00	
Water and Sewer	assume 82 gal per person per day, rates found on website assume 29 tenants, annual 867,970 gallons, also see issues with water, assuming rates will increase soon	\$ 3,600.00	\$ 9,100.00
Supplies	assume bi-monthly common area cleaning	\$ 7,400.00	
Repairs	HVAC, turn overs, plumbing, general repairs by contract	\$ 29,000.00	
Snow removal		\$ 6,750.00	
Trash removal	spohnn recomm 8 yrd dumpsters (2)	\$ 5,800.00	
elevator	McGee elevator, annual maintenance and inspections min \$4,100- plus \$365 hr service. Assumed 3 per year	\$ 5,195	
fire and life safety	includes alarms and security	\$ 5,900	\$ 60,045.00
Building reserves	\$250 per unit per year if getting HCR funding	\$ 5,000	
	Total Operating Annual Expenses	\$ 118,220.00	

267-275 N Main St., Herkimer "The Palmer House"

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Effective April 1, 2025		Beds	Baths	Square Ftag	Utilities included	Gross Rent	days on Market	comments
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5	414 N Bellinger St, #2	2	1	UNK	water & sewer included	\$ 1,200		in 2 family, laundry in unit, no pets, has off street parking
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one bed \$950
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Historic Preservation Tax Credit Programs for Income-Producing Properties

Federal

Owners of income-producing real properties listed on the National Register of Historic Places may be eligible for a 20% federal income tax credit for the substantial rehabilitation of historic properties. The final dollar amount is based on the cost of the rehabilitation; in effect, 20% of the rehab costs will be borne by the federal government.

[The work performed \(both interior and exterior\) must meet the Secretary of the Interior's Standards for Rehabilitation](#)

[and be approved by the National Park Service.](#)

New York State

Owners of income-producing properties that have been approved to receive the 20% federal rehabilitation tax credit can additionally claim a state tax credit [if the property is located in a qualifying census tract.](#)

Owners can receive an additional state credit of 20% or 30% of the qualified rehabilitation expenditure (QRE) up to \$5,000,000. In order to qualify for the 20% credit, the placed-in-service date must be after January 1, 2010. For the 30% credit, the placed-in-service date must be after January 1, 2022, and the total QREs cannot exceed \$2.5 million.

[There is no application form for the state credit; applicants just need to comply with the agency media agreement and submit the applicable review fees \(refer to Fee Schedule and Media Agreements\). After Part 3 of the federal application is approved by the National Park Service, and the state fees are paid, the New York State Office of Parks, Recreation and Historic Preservation \(OPRHP\) will issue a certification allowing owners to claim the state credit.](#)

Given the frequency of changes in federal and state tax laws, regulations and guidance, of necessity, the information cannot be expected to be completely current and it represents a good faith effort to reference controlling laws and regulations as accurately as possible.



To provide comments or questions, please contact:

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**Department
of State**

This document was prepared for the Village of Herkimer and New York State Department of State with State funds provided through the Brownfield Opportunity Area Program.