

Main Street Revitalization Program

Village of Corinth

The Village of Corinth, in northern Saratoga County, lost its primary employer in 2002 when the International Paper Mill shut down after more than a century. In partnership with **CAMOIN ASSOCIATES, INC.**, an economic development consultant based in Saratoga Springs, Avalon Associates designed a comprehensive downtown revitalization initiative that includes the rehabilitation of apartments above storefronts, renovation of mixed-use buildings for new commercial and residential uses, and significant upgrades to a waterfront park adjacent to the Hudson River and the business district in order to attract tourists and visitors to the community.



In 2006, the Village was awarded \$650,000 in Small Cities CDBG funds to create its Main Street Revitalization Program, in addition to a \$200,000 NY Main Street grant funded earlier that year. This program consists of the following project activities in support of downtown revitalization:

- *Commercial space renovations*
- *Building facade improvements*
- *Housing rehabilitation on upper floors and adjacent “feeder” streets*
- *Facility upgrades at Jessups Landing Park*

Under this program, owners of mixed-use buildings and homes and apartments are eligible for grants and loans to make needed repairs to their properties. Grant amounts vary depending on project need, and some properties could receive funds to rehabilitate vacant apartments, improve commercial spaces to attract a new business, and upgrade the facade to entice more tourists and visitors to the downtown.



Program Financing:

Small Cities CDBG	\$ 650,000
NYS Main Street	200,000
Expected Owner Equity	150,000
Total Project Cost	\$ 1,000,000

AVALON ASSOCIATES is working closely with Camoin Associates to implement the comprehensive Main Street Revitalization Program. Avalon is specifically the lead consultant for the housing rehabilitation portion of the program, including coordination and oversight of all day-to-day project activities.