Local Planning Committee (LPC) Meeting #2

Wednesday, October 14, 2026, 5:30 to 7:30 pm | Village Hall, 2 Elting Court, Ellenville, NY 12428

Meeting Summary

The meeting began with Mayor Evan Trent opening the meeting with welcoming remarks. Ms. Kastalek, the Project Manager from the consultant team, then introduced the agenda, followed by John Zepko, the Project Manager from the New York Department of State (DOS), who reminded LPC members of the code of conduct and reiterated that members would have an opportunity to recuse themselves in the upcoming meetings if a conflict arises when evaluating projects. an LPC Member asked whether Village elected officials on the LPC would have to recuse themselves from evaluation of public projects. Mr. Zepko said he would consult with the DOS Ethics Officer and report back to the LPC. Following the LPC Meeting, it was concluded that Village Board members do not need to recuse themselves from public projects as these are undertaken in the larger public interest and the Board members themselves do not stand to gain from them. However, in the event that a public official does have a financial interest (either direct or family), or some other personal, financial or professional interest in a project, they should disclose this and recuse themselves from the discussion and vote. Ms. Kastalek then presented an overview of the NY Forward planning timeline, and Lizzy Auwaerter of VHB provided an update on recent public engagement activities, including Public Workshop #1, Coffee with Consultants, and outreach related to the Open Call for Projects.

Ms. Auwaerter then presented the vision from the Village's NY Forward application, followed by a refined draft vision incorporating feedback from LPC Meeting #1 and Public Workshop #1. LPC members discussed several components of the draft vision, including whether Ellenville should be characterized as a "tri-state commercial hub" or more broadly as a commercial, civic, and cultural center; the need for additional commercial services and office space; and the intended meaning of "strengthening links" within the community. The LPC also discussed how the vision will guide potential project submissions. The LPC then reviewed the draft goals for the process, including goals related to infrastructure, public spaces, historic buildings, and downtown aesthetics. LPC members were given additional time after the meeting to review the refined vision and draft goals and provide further feedback to the project team. The final vision and goals were finalized based on the LPC review and inserted into the Open Call for Projects application and uploaded to the website.

Ms. Kastalek provided an overview of the characteristics of strong NY Forward projects, as well as project-development considerations, and project eligibility. Questions were raised by the LPC regarding whether projects may proceed before a State contract is in place; the need to establish a clear distinction between proposed project phases; if NY Forward funding is sought for only one phase; and how sponsors with multiple potential projects should structure their submissions. The project team encouraged sponsors to consider their requests strategically and noted that projects will be evaluated holistically.

Ms. Kastalek discussed the Small Project Fund process and described the distinction between a Small Project Fund and standalone NY Forward projects. LPC members discussed the potential Small Project Fund timeline, funding amount, eligibility considerations, and the role of interest forms in demonstrating local demand for a Small Project Fund. The LPC requested a flyer be made to support Small Project Fund outreach. The LPC agreed to extend the Small Project Fund interest form deadline one week, to October 28, 2026, at 5:00 p.m. The project team prepared and distributed a Small Project Fund flyer along with the meeting presentation materials following the LPC Meeting. Questions were also raised during the meeting regarding whether Small Project Fund projects would be subject to MWBE and local prevailing-wage

requirements; whether applicants may submit proposals to both the Small Project Fund and the Open Call for Projects; and whether Village projects may be considered through the Small Project Fund..

The LPC then discussed match requirements for standalone NY Forward projects. The LPC decided to maintain a required private match of 25 percent of total project costs for private projects. The LPC also decided to require a 5 percent match for nonprofit projects and no match for public projects.

Following this discussion, the LPC reviewed the project evaluation criteria. Ms. Kastalek provided examples of projects funded in prior rounds of the NY Forward that demonstrated project readiness, catalytic effect, and cost effectiveness. The LPC discussed the co-benefits it would like to consider when evaluating potential NY Forward projects. Members were given additional time following the meeting to provide further feedback on the co-benefits to be incorporated into the evaluation framework. Ms. Kastalek also reviewed what project implementation would like look, including the reimbursement-based nature of the program and related bridge-financing considerations.

Ms. Kastalek then provided an overview of key Open Call for Projects dates, including an upcoming virtual office hours event and the closing of the submission period for the standalone project and Small Project Fund Interest Letters.

During public comment participants raised implementation and financial-feasibility questions related to private projects, including the applicability of prevailing wage and MWBE requirements; State contracting and insurance requirements; construction-cost escalation; equipment financing; contracting and reimbursement procedures; and bridge financing. Attendees also requested clarification on post-award obligations, including the contracting claw back provision; the implications of tenant vacancies or property sales; and whether a project may proceed to contract if project costs or financial conditions change from the time of award.

After the public comment period, Ms. Kastalek concluded the meeting with an overview of upcoming activities, including LPC Meeting #3, scheduled for November 16, 2026.