

B-6 | Preserve and Restore SUNY Alumni Carriage House

DRI Funding Request/Total Project Cost
\$100,000/\$300,000

Project Description

The Lynne Parks '68 SUNY Cortland Alumni House, including the adjacent Carriage House, is one of the city's most iconic locations. Built by Charles Wickwire in 1912, this historic venue hosts hundreds of Alumni Association and College-sponsored events throughout the year, as well as weddings, holiday parties, business meetings and community gatherings. This project will renovate the SUNY Alumni Carriage House and create lodging space for visitors to the area. Renovations include creating a multi-purpose room on the first floor to be used as a college and community meeting space and installing new restrooms and a kitchenette. Second floor renovations include renovating and remodeling an existing apartment. Roof repairs are also proposed as part of this project.

Project Location/Address

29 Tompkins Street

Sponsor

SUNY Cortland Alumni Association

Strategies

- Invest in downtown destinations for residents, workers, and visitors, and to attract new businesses and residents;
- Promote the adaptive reuse of underutilized buildings in the downtown for mixed use development including market rate housing;
- Support and strengthen the local arts and culture community and attractions;
- Increase collaboration between downtown and local institutions; and
- Foster cultural venues, public events, sports events and recreational opportunities.



Existing building

Public Support

Letters of support were provided from the following community entities: Access to Independence, William Carpenter – Alderman of the 5th Ward of the City of Cortland, Cortland County Chamber of Commerce, Cortland Memorial Foundation, Hampton Inn, Innkeepers Association, YWCA Cortland, Isaf-Merkur Studio, Cortland County Convention and Visitor’s Bureau, Philly C’s DJ Service, and the Cortland Flower Shop.

Jobs Created (does not include construction jobs)

None

Ownership of Property

Sponsor-owned

Acquisition of Real Property

N/A

Anticipated Revitalization Benefits

Will provide lodging for visitors to the area and a venue to cook for large affairs at the Alumni House that will benefit local businesses such as florists, DJs, linen rentals, etc., while preserving a well-known historical structure.

Future Use of Structure

The updated structure will house meeting space, restrooms, lodging, and a kitchenette.



Proposed floor plans

Project Budget

\$300,000 - Sponsor will provide remaining \$200,000 through affiliate donations.

- Roof repairs - \$69,404
- General building upgrades and repairs - \$210,296
- Engineering costs - \$20,300

Feasibility and Cost Justification

The Lynne Parks '68 SUNY Cortland Alumni House has shown its commitment to growth of the local economy by investing nearly \$108,000 in local catering companies and restaurants, local linen services, landscaping and snow removal local services, and local small businesses such as photographers, DJ services, tent rentals and more.

The above totals are only reflective of invoices paid directly by the Parks Alumni House. The numbers do not reflect the significant level of business brought to the city by event hosts who arrange their own caterers, florists, photographers, etc., nor the increase in business created by the guests the facility hosts through its lodging services. The Carriage House renovation will bring an anticipated increase in business of 15-20% to the community.

Regulatory Requirements

Building permits

Timeframe for Implementation and Project Readiness

April-May 2018: Submit RFP for contractor services;

May – June 2018: Evaluate RFPs and select contractor;

July – Dec 2018: Initiate phases of work*:

- Phase I: Roof repair;
- Phase II: 1st Floor remodel;
- Phase III: 2nd Floor remodel;

*Subject to change based on DRI funding schedule.

Project Reporting

The renovation/remodel work will be overseen by the Alumni House Buildings and Grounds Superintendent who is an employee of the Alumni Association. Currently, the Park Alumni House provides business and occupancy reports to the City of Cortland. As such, any increase in guests, visitors and events held at the Parks Alumni House will be recorded under this model.