

TOWN OF JAY

Economic Development Committee

Matthew Stanley
Committee Chair
Supervisor@townofjayny.gov

P.O. Box 730, 11 School Lane
Au Sable Forks, NY 12912
Telephone: (518) 647-2204
Fax: (518) 647-5692

Carol Greenley Hackel
Town Clerk
townclerk@townofjayny.gov

Town of Jay Economic Development Committee Minutes

Date: September 16, 2026

Time: 12:00 PM

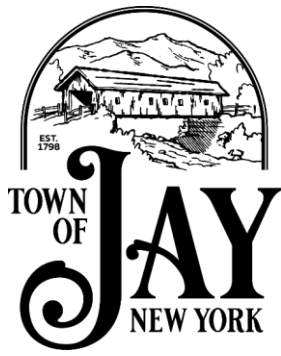
1. Call to Order & Introductions

- **Attendance:**
 - Matthew Stanley
 - Beth Rowland
 - Tim Rowland
 - Wally Walters
 - Adam DeSantis
 - Nicole Justice-Green (NRDC)
 - Katie Long (NRDC)
 - Jody Olcott (Essex County IDA)
 - Jay Grasso (G&G Municipal Consulting & Grant Writing)
- **Call to Order:** The meeting was called to order at 12:00 PM by Committee Chair / Town Supervisor Matthew Stanley.

2. Downtown Revitalization Initiative (DRI) Consultant Introduction

- **G&G Consulting Introduction:** Jay Grasso presented background on G&G Consulting, highlighting their extensive experience with small/rural municipalities, DRI applications, New York Forward grants, and infrastructure funding.
- **Committee Preparedness & Strategy:**
 - Supervisor Stanley and Nicole Justice-Green reviewed the town's multi-year preparation, including establishing the Economic Development Committee, completing a New York Main Street Technical Assistance study, establishing a historic district, and implementing VRP/housing grants.
 - Grasso commended the committee's organization and preparation, noting that early public and stakeholder engagement will begin shortly to build a competitive DRI application.
 - Potential anchor projects discussed include the historic Aubuchon's Building multi-million-dollar rehabilitation, local theater renovations, arts/culture integration, and streetscape/riverfront enhancements.

3. Main Street Revitalization & Housing Updates



TOWN OF JAY

Economic Development Committee

Matthew Stanley
Committee Chair
Supervisor@townofjayny.gov

P.O. Box 730, 11 School Lane
Au Sable Forks, NY 12912
Telephone: (518) 647-2204
Fax: (518) 647-5692

Carol Greenley Hackel
Town Clerk
townclerk@townofjayny.gov

- **New York Main Street (NYMS):**
 - Six property applications were received and all are expected to receive funding awards based on site visits scheduled for September 28.
 - The local theater received an anchor award of \$100,000 (totaling \$133,000 with match). The Visitor Center (Tahawus Center) applied for a minor \$7,000 grant. Press releases will follow finalized scopes and bidding.
- **Vacant Rental Property (VRP) Program:**
 - Round 1 (5 units) and Round 2 (5 units) will total 10 new rental units brought online in Au Sable Forks.
- **Land Bank Updates:**
 - **Burt Lane Rehabilitation:** Awarded to Stevens Construction; materials ordered and site mobilization is imminent (expected 5–6 month timeline).
 - **Move in New York Homes:** Site planning complete for 2 homes on 9N lot. Bids for 24 homes countywide return in mid-October, with foundations planned before winter if weather permits.

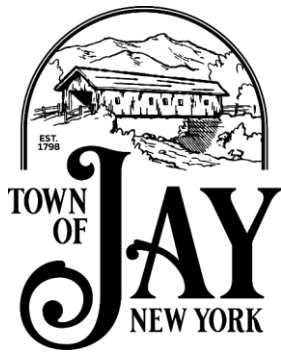
4. CDBG Microenterprise Grant

- **Program Status:** Round 3 funds (\$35,000) are finalizing contract execution following receipt of incorporation documents.
- **Upcoming Applications:** Round 4 training yielded two attendees with one application in progress. A specialized remote training is being scheduled for a prospective veterinary business for Round 5, which could potentially exhaust the remaining \$200,000 program allocation.

5. Comprehensive Plan Update

- **Schedule & Rollout:**
 - The draft includes a 300-page Community Profile and a 150-page Comprehensive Plan outlining over 60 initiatives.
 - Public release is scheduled on or around **October 1**, with an Open House set for **October 22 from 5:00 PM – 8:00 PM**. A 6-week public comment period will run through Thanksgiving, leading to a public hearing and anticipated Town Board approval in March 2027.
- **APA & Regulatory Work:** Ongoing collaboration with the Adirondack Park Agency (APA) continues toward updating town land-use regulations and exploring form-based coding for Main Street.
- **Website:** All documents and updates are accessible to the public and consultants at PlanJay.com.

6. Infrastructure & Grant Updates



TOWN OF JAY

Economic Development Committee

Matthew Stanley
Committee Chair
Supervisor@townofjayny.gov

P.O. Box 730, 11 School Lane
Au Sable Forks, NY 12912
Telephone: (518) 647-2204
Fax: (518) 647-5692

Carol Greenley Hackel
Town Clerk
townclerk@townofjayny.gov

- **Clean Energy & EPA Efficiency Grant:** An EPA energy efficiency grant proposal (\$600,000) for the Community Center (window, insulation, and roof upgrades) is currently out to bid.
- **Douglas Memorial Park:** Bids are out for a \$125,000 DASNY grant (secured via Assemblyman Cashman) to expand, resurface, and add pickleball lines/fencing to the court facility.
- **EV Chargers & Water Upgrades:** Round 1 EV chargers are fully operational. Work plans are underway for a Round 2 \$206,000 ZEV grant for a fast charger and Level 2 charger in Au Sable Forks. WIA grant applications for water infrastructure remain pending.

7. Task Forces & Community Priorities

- **Short-Term Rental (STR) Task Force:** The inaugural meeting is scheduled for **September 29 at 12:00 PM.**
- **Au Sable Forks Elementary School Study:** The initial RFP for an economic impact and building reuse study received no bids and is being re-issued immediately. G&G Consulting expressed potential interest in reviewing the RFP.
- **Dog Park:** The Adirondack Civics Club presented a layout for a dog park on town land in Au Sable Forks; board action is expected at an upcoming meeting.
- **Town Gateway Signage:** Plans are underway to expand and standardize hamlet entrance signage using updated town branding/logos.
- **Community Events:**
 - **Art in the Forks:** Held over Labor Day weekend with high turnout, including 40+ vendors and 60–70 visitors at the Visitor Center gallery.
 - **Throwback Thursdays:** Historical community storytelling sessions kick off on September 17 at 6:30 PM at the Au Sable Forks Library.

8. Adjournment

- With no further business, the meeting was adjourned at **1:01 PM.**