

PROFESSIONAL SERVICES AGREEMENT WITH CITY OF BEACON

Background

Pattern is a policy, planning, advocacy and research organization whose mission is to promote regional, balanced and sustainable solutions that enhance the growth and vitality of the Hudson Valley. Hudson Valley Pattern for Progress (Pattern) has been providing professional services to municipalities and non-profit organizations. These services are designed to conduct very specific research, analysis and reporting with recommendations on areas of local concern. These services include technical assistance, project management and local guidance for municipalities in their planning efforts and specific program design, management and implementation. These services are typically funded through local, state and/or federal funds, which have been secured through grant opportunities. Municipalities may also cover the costs for the professional services from general revenue.

Urban Action Agenda (UAA)

The Urban Action Agenda (UAA) is a signature project of Pattern for Progress. This regional initiative began in 2014, which includes 25 urban centers, promotes revitalization and reinvestment in these communities located throughout nine-counties in the Hudson Valley Region. Although both Columbia and Greene County are associated with the Capital District as defined by Empire State Development (ESD), Pattern, as an organization, includes both counties in our footprint. For purposes of the UAA, urban centers include cities, villages and other areas where population, social, cultural, civic and economic activity have traditionally clustered.

Pattern had secured other funding, which is being used as the match for the New York State Local Waterfront Development Plan (LWRP) grant through the NYS Department of State (DOS). The LWRP funds will allow Pattern to continue this critical research and development of the Community Profiles and Plans for the UAA communities. The 25 UAA communities fully endorse this work, as evidenced by the support letters that were submitted as part of the Consolidated Funding Application (CFA) process to secure the LWRP funds. The UAA initiative is solely administered by Pattern based on our independent and direct relationships with each of the UAA communities. There are no other firms or agencies working on the UAA initiative, or its' goals and objectives.

Pattern and our UAA communities see this as an historic moment to continue our efforts and focused attention on the revitalization of the region's urban centers. In our view, the long-term economic, environmental and societal sustainability of the Hudson Valley is tied to the success of these revitalization efforts. Vibrant and diverse urban centers can and should be a key part of the Hudson Valley Region's identity going forward.

The UAA seeks to place the revitalization of our population centers squarely at the forefront of the region's policy and investment priorities at the local, regional and state level. To accomplish this, Pattern will and has continued to:

- Assess the state of the region and benchmark existing indicators
- Convene and collaborate with local officials, regional agencies and organizations
- Educate through written reports about our research and by periodically hosting urban strategists and experts to speak on a variety of topics facing our communities, from transportation and housing to economy and quality of life issues
- Use public engagement to solicit ideas
- Integrate our work with initiatives in the larger New York Metropolitan Region; and ultimately
- Prepare a regional strategy based on local and national best practices that can guide revitalization efforts at the local level and inform decisions at the regional, state and national level

Each of the UAA communities has its own unique issues and opportunities; however they share many similar challenges as well. As part of the project, Pattern will develop these profiles and plans for UAA communities and will continue to assist to identify:

- Revitalization strategies that are working and which may be transferable;
- Unique amenities and assets that should be promoted; and
- Transformative or catalyst projects that can be advocated for under the UAA

This NYS DOS LWRP funded initiative will cover the expenses associated with creating the Community Profiles for up to 16 communities, Housing Profiles for up to 14 communities and Community Development Plans for up to 5 communities. This initiative is being simultaneously conducted in conjunction with an ESD Strategic Plan and Feasibility Study by Pattern for Progress for similar activities covering the balance of the UAA communities. The combination of the two initiatives will ultimately lead to the completion of community profiles and plans benefiting all UAA communities in the Hudson Valley.

The City of Beacon and Pattern partnered a CFA in 2016 for a NYS DOS LWRP grant. The City of Beacon unanimously passed Resolution No. 89, which provided the justification and permission for the city to apply for \$175,000, designates Pattern for Progress as the consulting organization and providing the required match for the LWRP initiative. The City of Beacon will receive professional services equal to \$31,000 from Pattern for Progress to complete a Community Profile, Housing Profile, and a Community Development Plan.

The Consolidated Funding Application provides details for the program budget, which is summarized as follows:

- City of Beacon: \$10,000 for grant and fiscal administration
- Pattern for Progress: \$163,000 for contractual services
- Travel: \$2,000 mileage expenses toward conducting contractual services (Pattern)

Scope of Work: Community Profiles, Housing Profiles and Community Development Plans

Pattern will research and create Community Profiles for up to 16 communities- see following chart. The Community Profiles, a product developed by Pattern for Progress, will include the following:

- Socio-demographic trends and data analysis including topics such as:
 - Population, race, ethnicity, income, poverty, housing tenure and education attainment
- Quality of Life indicators including topics such as:
 - Access to healthy foods, educational services, job training, access to parks and open & green space, blighting conditions - vacant buildings
- Local Governance and Capacity including topics such as:
 - Available municipal services & staffing (capacity), tax cap trends, bond ratings, non-profit resource capacity for community and economic development

Pattern will research and create Housing Profiles for up to 14 communities see following chart, which includes one in the Capital District. The Housing Profiles, a product developed by Pattern for Progress, will include the following:

- Household, family and housing stock data and analysis
- Income data: wages and employment data analysis on housing affordability
- Housing and transportation analysis on housing affordability
- Homeownership affordability and availability matrix
- Rental housing availability
- Housing Cost Burden Analysis
- Affordable rental housing inventory

Pattern will provide a Community Development Plan for up to five communities- see following chart. This specialized product, developed by Pattern for Progress, includes the data and trends from the community and housing profiles as well as a set of recommendations and strategies for the selected communities to aid in their revitalization efforts. The plans may include:

- Research and data trend analysis based on the Community and Housing Profiles
- Major project pipeline report
- Community engagement and visioning sessions with summary reports
- Recommendations and strategies for each community

Payment:

The City of Beacon agrees to pay Hudson Valley Pattern for Progress for professional services rendered based on a monthly invoice, which will include a statement of percentages of work completed for each community and each profile and/or plan as described below. The City of Beacon will submit vouchers directly to the NYS DOS for reimbursement of funds after payment has been made to Hudson Valley Pattern for Progress for work completed.

UAA Community	DOS LWRP					
	Community Profile	Housing Profile	Community Development Plan	Total Cost	NYS DOS LWRP Grant Funds	Pattern Match
C. Beacon	\$10,000	\$6,000	\$15,000	\$31,000	\$15,500	\$15,500
V. Catskill	\$10,000	\$6,500		\$16,500	\$8,250	\$8,250
V. Ellenville		\$6,000		\$6,000	\$3,000	\$3,000
T. Fishkill	\$10,000			\$10,000	\$5,000	\$5,000
V. Haverstraw	\$10,000	\$5,000		\$15,000	\$7,500	\$7,500
V. Highland Falls	\$10,000	\$5,500		\$15,500	\$7,750	\$7,750
C. Hudson	\$10,000	\$7,000	\$18,500	\$35,500	\$17,750	\$17,750
C. Kingston	\$10,000			\$10,000	\$5,000	\$5,000
V. Liberty		\$6,500		\$6,500	\$3,250	\$3,250
V. Monticello		\$6,500		\$6,500	\$3,250	\$3,250
Nanuet (CDP)		\$5,500		\$5,500	\$2,750	\$2,750
C. New Rochelle	\$10,000			\$10,000	\$5,000	\$5,000
C. Newburgh	\$10,000			\$10,000	\$5,000	\$5,000
V. Nyack	\$10,000			\$10,000	\$5,000	\$5,000
V. Ossining	\$10,000			\$10,000	\$5,000	\$5,000
C. Port Jervis	\$10,000	\$5,000	\$8,500	\$23,500	\$11,750	\$11,750
C. Poughkeepsie	\$10,000	\$6,000	\$35,000	\$51,000	\$25,500	\$25,500
T. Saugerties	\$10,000			\$10,000	\$5,000	\$5,000
V. Walden	\$10,000	\$5,000	\$8,500	\$23,500	\$11,750	\$11,750
V. Wappingers Falls	\$10,000			\$10,000	\$5,000	\$5,000
C. White Plains		\$7,000		\$7,000	\$3,500	\$3,500
C. Yonkers		\$7,000		\$7,000	\$3,500	\$3,500
Totals	\$160,000	\$84,500	\$85,500	\$330,000	\$165,000	\$165,000

Timeline:

This contract is effective as of the date of the award letter received from the New York State Department of State, dated December 8, 2016. The work associated with the Community and Housing Profiles and the Community Development Plans will begin in 2017 and be completed by December 31, 2018. The following chart represents the anticipated timeline for completion.

2017	DOS LWRP					
	Community Profile	Housing Profile	Community Development Plan	Total Cost	NYS DOS LWRP Grant Funds	Pattern Match
September	\$30,000	\$12,500	\$2,500	\$45,000	\$22,500	\$22,500
October	\$30,000	\$18,000	\$4,500	\$52,500	\$26,250	\$26,250
November	\$30,000	\$20,000	\$5,000	\$55,000	\$27,500	\$27,500
December	\$33,000	\$24,000	\$5,000	\$62,000	\$31,000	\$31,000
Annual Total	\$123,000	\$74,500	\$17,000	\$214,500	\$107,250	\$107,250

2018	Community Profile	Housing Profile	Community Development Plan	Total Cost	NYS DOS LWRP Grant Funds	Pattern Match
January	\$10,000	\$5,000	\$5,000	\$20,000	\$10,000	\$10,000
February	\$10,000	\$3,000	\$5,000	\$18,000	\$9,000	\$9,000
March	\$8,500	\$2,000	\$10,000	\$20,500	\$10,250	\$10,250
April	\$8,500		\$18,000	\$26,500	\$13,250	\$13,250
May			\$18,000	\$18,000	\$9,000	\$9,000
June			\$12,500	\$12,500	\$6,250	\$6,250
July				\$0	\$0	\$0
August				\$0	\$0	\$0
September				\$0	\$0	\$0
October				\$0	\$0	\$0
November				\$0	\$0	\$0
December				\$0	\$0	\$0
Annual Total	\$37,000	\$10,000	\$68,500	\$115,500	\$57,750	\$57,750
Grand Total	\$160,000	\$84,500	\$85,500	\$330,000	\$165,000	\$165,000

Jonathan Drapkin, President/CEO

Randy J. Casale, Mayor

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