

## Coxsackie NY Forward Revitalization Goals

Arts & Culture



*Develop local arts & cultural activities*

Open Space



*Leverage open space and the Hudson River to provide an abundance of recreation opportunities for residents and visitors of all ages*

Youth



*Ensure the future of Coxsackie by integrating the needs of youth*

Mobility



*Improve accessibility and safety for pedestrians and bicyclists on public roads and sidewalks*

Housing



*Provide greater housing options and affordability to grow the full-time community*

Food & Commerce



*Support local food & beverage and commerce to reactivate the historic downtown buildings*



## Create an Art, Food, and Music Venue at 1 Reed St.



**Project Location:**  
1 Reed Street

**Project Type:**  
Rehabilitation of an Existing Building

**Project Sponsor:**  
The American House, LLC

**Property Ownership:**  
Bob and Mary Irwin

**Funding Estimate:**  
\$78,160  
*Total NYF Funds Requested*  
\$97,000  
*Total Project Cost*  
80%  
*% of Total Project Cost*

### **Project Overview:**

Continued rehab/redevelopment of a privately owned historic building on the first floor of 1 Reed St. as a private and community-leased venue for art shows, food/wine tastings, specialty exhibits, live music performances, ect. This application is for funding to install a commercial kitchen, electrical and plumbing, music/art space enhancements, landscaping and facade improvements.

# Create an Art, Food, and Music Venue at 1 Reed St.



Location: 1 Reed Street

## What are the Existing Site Conditions?

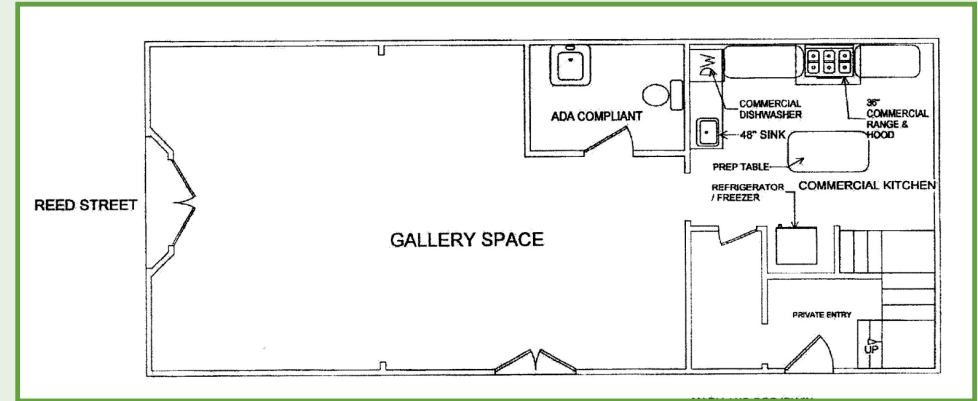
The site of the current planned kitchen is the back area of the building

## How Does the Project Consider/Incorporate Resiliency?

The entire basement of this building has been completely excavated by hand- all silt and debris has been removed. A new floor of drainage-ready crushed gravel has been put down , along with the installation of two commercial grade sump pumps, and a ventilation system.

## What are the Anticipated Revitalization Benefits?

1 Reed St was the home to Sundazed Music, an internationally recognized record label and production company, and home to Grammy nominated producer Bob Irwin, and workplace for a median of 15 employees until 2019, when we sold the corporation. In an effort to give back to the community, we are reconfiguring this beautiful space to be enjoyed by the Coxsackie Community, and visitors to our area.



Above: Proposed Plan  
(Photo: Mary and Bob Irwin)

### Project Category:



Rehabilitation of Existing Building

### Project Size:



Small

### NYF Funds Requested:



\$78,000