



THE PHILMONT MILL

27 SUMMIT STREET LLC by A SQUARED BUILDINGS LLC





Rendering of front entrance post-opening



Summit Mill front entrance in its existing condition



1. Stair tower interior
2. Outdoor grotto exterior

DESCRIPTION

The restoration of this 40,000 SF structure will feature commercial event spaces for performing arts, weddings, exhibitions, and community events. Programming also includes activation of the exterior grotto via introduction of a catwalk and a path along High Falls.

Events will make use of the 600sf commercial kitchen, four event spaces, and outdoor grotto. Arts programming includes build out of the third floor and the creation of a double-height mezzanine theatre.

A project of this scale, in a blighted building, has the potential to transform the Village. The Village is currently considered to be "severely economically distressed."



COMMUNITY IMPACT

Committed to environmental sustainability, the project is designed to achieve carbon-neutral energy consumption through solar panel fit out and new mechanical. As per SHPO guidelines, the historic details of the buildings will be preserved. Once restored, the building will be safely accessible to the public for the first time this century.

Program benefits to the public include landscaping of the grounds (with future planned implementation with the Village's trail network leading to the planned Community Center), pedestrian infrastructure improvement, increased tourism to the Village, and a public program series to be operated by the Artists-in-residency tenant.

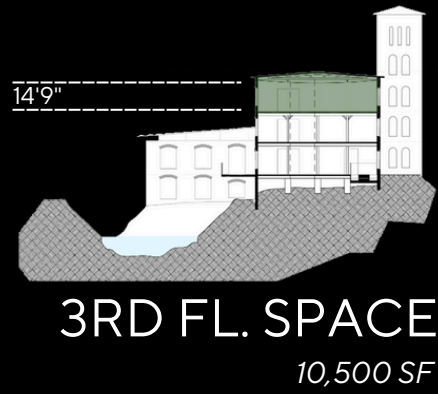


ECONOMIC IMPACT

The Mill expects to create 57 jobs per year during two years of construction and 1 permanent job after opening.

The Mill operators will participate in local workforce development training.

Note: The economic impact of 27 Summit Street does not contain the associated economic benefits of the events and art-space operators.



PROPERTY ANALYSIS

Address:
27 Summit Street

City, County, State, Zip:
Philmont, Columbia, NY, 12565

Year Built:
1870

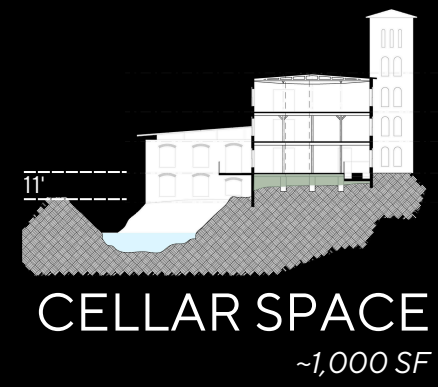
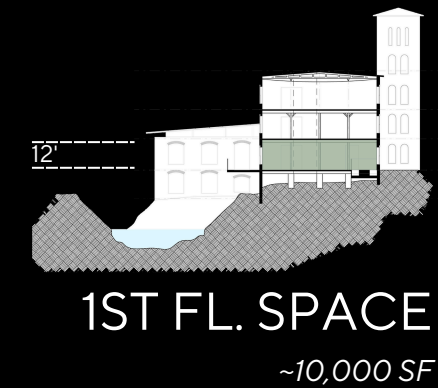
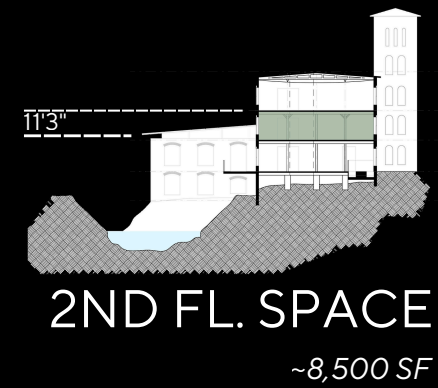
Parcel #:
113.13-1-54

Lot Size:
1.15 acres

Rentable Square Feet:
33,428 SF

Zoning:
Mill District I

Total Project Cost:
\$22,014,109



BUSINESS PLAN

“The Oberon Group creates community-focused projects in New York City and the Upstate NY. Their existing operating partnerships include (but are not limited to) the Nu Museum, Prospect Park Boathouse, Public Records, and Nowadays. Confirmed by Oberon and third-party market studies, the Mill is projected to host 90 events annually in its 26,130 SF of allocated flex space.

Owned and operated by Oberon (exclusive caterer of the Philmont Mill), Purslane creates beautiful experiences and delicious seasonal menus. Proudly the first carbon-neutral and zero-waste caterer in the world, Purslane strives to create a sustainable and environmentally responsible way to cater celebrations, weddings, and events in NYC.

LOOM fosters and exhibits the work of visionary artists in dialogue with the upstate-NY arts community. As a meditative and free-thinking residency and public program series, LOOM offers resources to artists and the community alike. LOOM will occupy 3870SF of the third floor of the building for studios and exhibitions.

Situated in the 1876 Philmont Knitting Mill, an operating textile factory in the early 1900s, the residency will feature studio space, walking-distance living accommodations and stipends for (12) artists annually. Work will be publicly exhibited in LOOM’s exhibition galleries. Dynamic mediums will also be supported via artist access to a mezzanine theatre and community venues.

