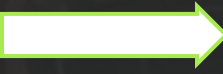




*main street renewal, local living, park improvements, boutique hospitality,
and a **Fresh Vision** for rural revitalization*

Revitalizing Fonda Forward  **Honoring Our Roots,
Building a Modern Future**



Introduction

Revitalizing Fonda Forward

Honoring Our Roots, Building a Modern Future

A Community-Driven Vision for Growth

This plan presents a bold yet practical roadmap to reinvigorate the Village of Fonda—guided by modern industrial design, rural character, and long-term sustainability. From our historic Main Street to new residential neighborhoods, from a boutique hotel and community grocery market to expanded waterfront and recreational spaces—every element of this vision is designed to support livability, strengthen local identity, and create opportunity for generations to come.

Rooted in Place – Why Fonda, **Why Now**

A Historic Village Ready for Its Next Chapter

The Village of Fonda is a rural community with a rich history, strong civic pride, and untapped opportunity. With a strategic location, architectural character, and new community momentum, Fonda is ready to embrace modern design and smart growth—while preserving the values that define it. This revitalization effort is not just about appearance—it's about resilience, livability, and legacy.



It's Our Time



Conceptual Planning

- Define project goals, needs, and long-term vision
- Identify priority areas (e.g., waterfront, recreation, housing)



Public Engagement

- Host stakeholder meetings (residents, businesses, agencies)
- Gather feedback, build partnerships, adjust concepts as needed



Funding Identification

- Explore grant opportunities (state, federal, private)
 - Match project scope to funding criteria
 - Identify local match and potential sponsors



Funding Application

- Prepare and submit formal applications
- Include letters of support, conceptual renderings, budgets



Outcome: Two Possible Paths



Funding Awarded

→ **Contract Signing & Agreement with Funder**

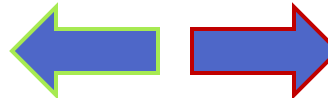
- Prepare for procurement

Bidding & Construction Begins

- Solicit contractor bids
- Select qualified bidders
- Launch project construction

Funding Denied

- Review scoring and feedback
- Refine concept or broaden partnerships
- Prepare for the **Next Round of Applications**
- ↪ Loop back to **Funding Identification** and repeat



Revitalizing Fonda – Key Focus Areas

Designing the Future



Community Amenities

- ✓ *Waterfront & Recreation*
- ✓ *Park Enhancements*
- ✓ *Public Access & Greenspace*
- ✓ *Campgrounds*



Economic Anchors

- ✓ *Main Street Modernization*
- ✓ *Boutique Hotel Opportunity*
- ✓ *Supermarket Development*



Growth & Momentum

- ✓ *Housing Expansion*
- ✓ *Municipal Facilities*
- ✓ *Economic & Regional Impact*
- ✓ *Next Steps & Grant Strategy*



Annexation New
Housing

Broad View of the
Vision

Safe Pathway to
School

New Housing
Greenspace
Gris Mill Revitalization

Main Street
Revitalization

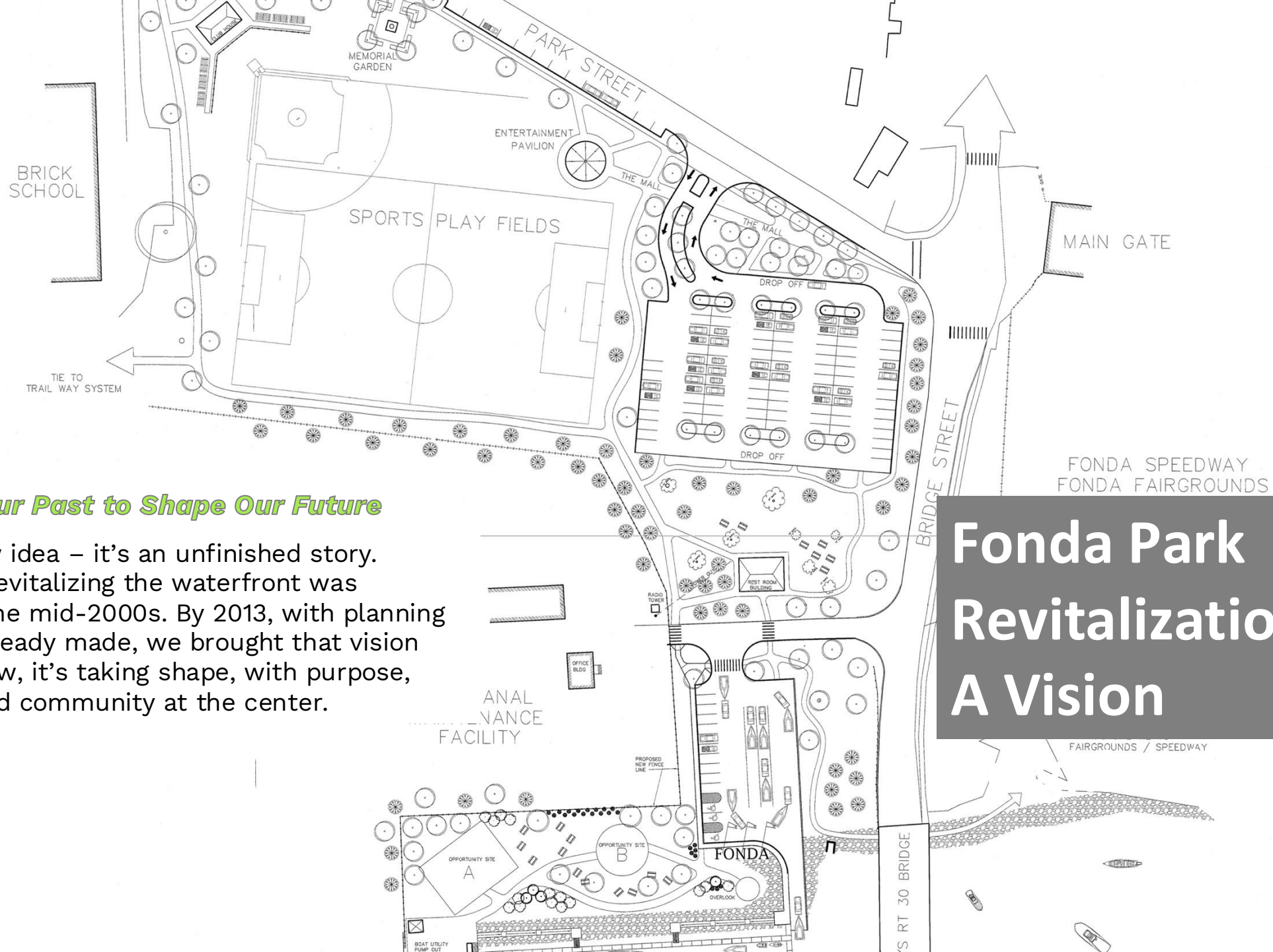
Fonda

The Fonda Crossing

Fonda Park Waterfront
Revitalization

Propose
Campgrounds

Mohawk River



Building on Our Past to Shape Our Future

This isn't a new idea – it's an unfinished story. A concept for revitalizing the waterfront was introduced in the mid-2000s. By 2013, with planning investments already made, we brought that vision back to life. Now, it's taking shape, with purpose, momentum, and community at the center.

Fonda Park Revitalization – A Vision

Recreation in Motion – Courts for Connection

Waterfront *Play Meets Community Wellness*



Fonda is moving forward with plans for new pickleball, horseshoe, and cornhole courts—designed for all ages and abilities.

On the Leased Canalside and Fonda lands, we are working to have the following:

- ✓ **Pickleball, Horseshoe, and cornhole** courts along the scenic riverfront
 - An alternate pickleball site near the park fence line
- ✓ **Horseshoe and cornhole** courts near the entertainment stage
- ✓ A smaller restroom facility serving the stage and playground

Through local partnerships, bonding, and grant support, these upgrades will boost recreation, draw more visitors, and transform underused areas into vibrant community spaces.

Reclaiming the Waterfront for Residents & Visitors

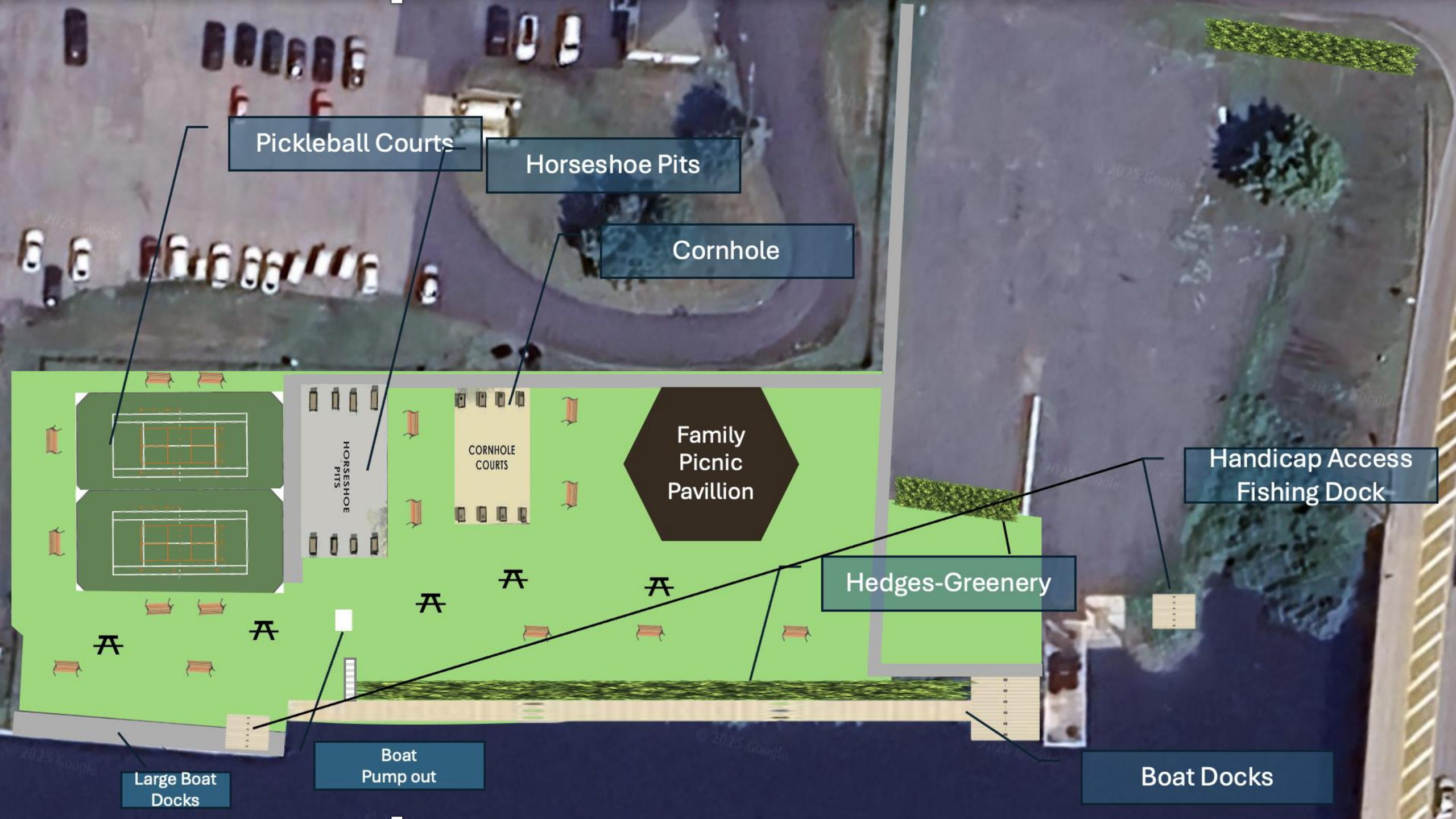
Riverfront Recreation at Its Finest

Pickleball courts, fishing access, boat docks, and open green space bring life to Fonda's riverfront. Whether enjoying a casual game, casting a line, launching a kayak, or relaxing by the water, this revitalized area is designed for all ages—offering active recreation and peaceful escape steps from the heart of the village.



It's Our Time





Pickleball Courts

Horseshoe Pits

Cornhole

Family
Picnic
Pavillion

Handicap Access
Fishing Dock

Hedges-Greenery

Boat
Pump out

Large Boat
Docks

Boat Docks



Mohawk Riverfront Campgrounds

**A Nature-Focused Retreat
Within the Village**

The Mohawk River shoreline offers an ideal setting for a thoughtfully designed campground that blends outdoor recreation with the natural beauty of Fonda. Utilizing the existing green space, this plan includes tent sites, small cabins, and RV access nestled among mature trees and open lawns. The waterfront will feature small docks and launch areas for kayaks and canoes, encouraging river activity while preserving the scenic landscape. This peaceful, accessible campground enhances local tourism and provides residents and visitors with a unique opportunity to experience riverside living—right in the heart of the village.



Splash Pad

Memorial

Fire Memorial Truck

Fitness Park

Exit Pad for Event Parking

Medical Helipad

Shrubbery instead of Fencing All Perimeter

Coed Bathroom

Hard Surface Dancing

Stage Pavillion

Cornhole and Horseshoe

Alternative Pickleball

Portable Ice-Skating Rink

Pathway to Campground

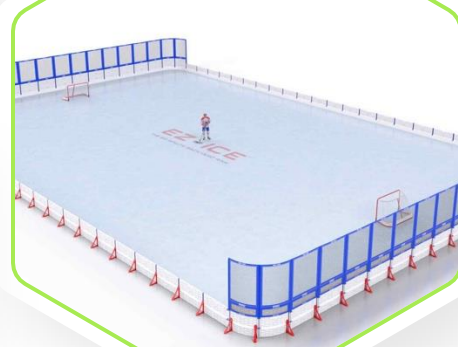
Village of Fonda Park

Fonda Moves Forward – Fitness for All

Building Stronger Bodies & Stronger Communities

Inclusive Recreation for Every Season

Splash, skate, and stay strong—Fonda's plan empowers all ages with year-round fitness and fun.



Modern Industrial Main Street

Preserving Character, Inspiring New Investment

The transformation of Fonda's Main Street embraces a modern industrial aesthetic that blends the rich brick architecture of the past with sleek, contemporary upgrades.

Facades will feature dark metal accents, clean lines, and updated storefronts while maintaining the historical integrity of the buildings. This design approach creates a unified, vibrant corridor that attracts locals and visitors. With updated walkways, added greenscape, and flexible spaces for retail, dining, and professional services, Main Street becomes the anchor for economic revitalization and a proud reflection of Fonda's evolving identity.

Progress is born from honoring where we've been while building what comes next.



Saving the Grist Mill – Reclaiming the Creekside

A Historic Anchor Reimagined for Community Living

At the edge of the Cayadutta Creek stands Fonda's historic grist mill—a symbol of the village's industrial roots. This plan preserves the structure while transforming the surrounding area into a modern mixed-use destination. Featuring modern industrial-style residential duplexes, a restaurant, and a vibrant greenspace, the site bridges past and future. Walking paths, Creekside seating, and native landscaping connect the development to nature while maintaining access for the public. The grist mill becomes more than a memory—it becomes the heart of a livable, walkable Creekside community.

“History doesn’t have to be torn down to make progress — sometimes it just needs to be repurposed.”



Certification Complete. Now, we move to planning and implementation.



The Village of Fonda proudly commits to smart housing growth and community-centered solutions.

Modern Housing That Reflects Rural Character

Duplexes, Townhomes & Open-Space Living



Townhome Living with Character – Expanding on Cayadutta Creekside Living

Modern industrial duplexes near the historic grist mill introduce smart, stylish living. Annexation planning paves the way for future residential neighborhood growth layouts that are thoughtfully designed to balance density with green space.



Our History

Modern Comfort Meets Historic Charm

Preserving Character, Revitalizing Homes

- ✓ *Restore curb appeal and architectural integrity.*
- ✓ *Improve home energy performance and reduce utility costs.*
- ✓ *Provide matching grants or low-interest assistance for qualifying residents.*
- ✓ *Reinforce community pride and increase property values.*

Many of Fonda's homes date back to the late 1800s and early 1900s. They hold deep historical value but need critical updates. Through strategic funding initiatives and improvement programs, we aim to help residents preserve their homes' architectural integrity while upgrading their energy efficiency, safety, and appearance. Just like the Main Street stone wall, these homes represent our past—but with the right investment, they can shine in our future.

Essential Market & Retail Access

Bringing Everyday Needs Closer to Home

A mid-sized modern supermarket and supporting retail space will meet essential needs without requiring travel beyond the village. Designed with a clean, modern industrial exterior, this new development will serve as a daily convenience for residents while drawing in neighboring communities. Located near the riverfront and park, the site strengthens walkability and connectivity while supporting local jobs, food access, and economic growth. This thoughtful addition ensures Fonda families can shop local and stay local—keeping resources, tax revenue, and opportunity right here at home.



Home *FRESH*



The Village Crossing at *Fonda Park*

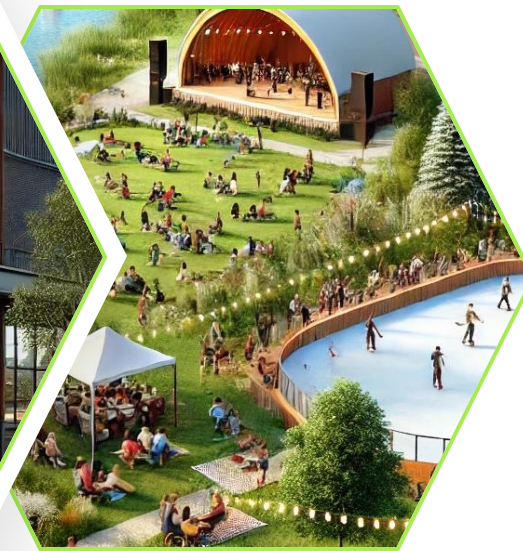
The Village Crossing – Where Hospitality, Markets & Recreation Meet



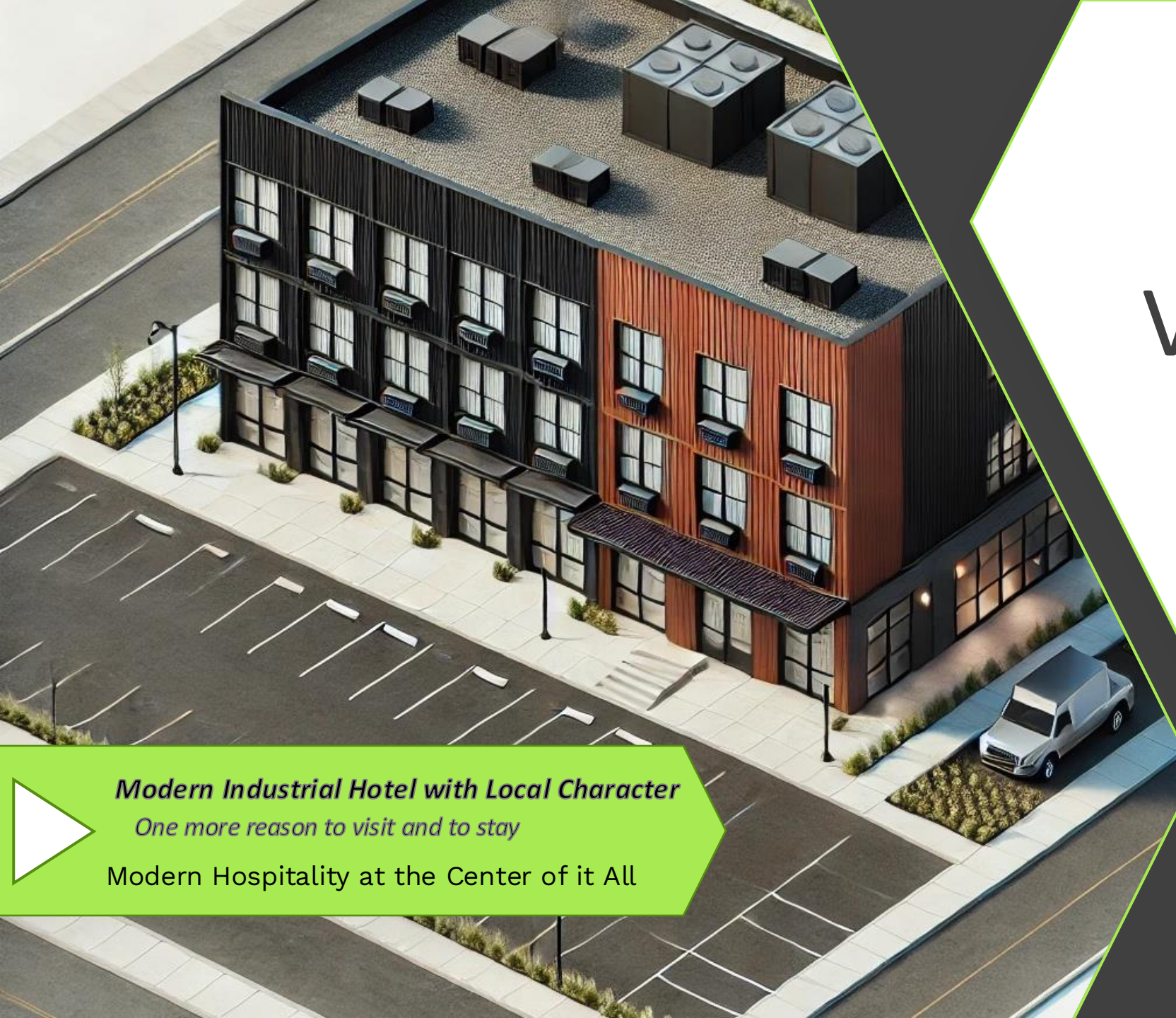
Hospitality



Market



Fonda Park

An aerial view of a modern industrial hotel building. The building features a mix of dark grey and reddish-brown corrugated metal siding. It has multiple stories with large windows, some of which have small awnings. The roof is flat with several HVAC units. In front of the building is a paved parking lot with white lines. A silver delivery truck is parked on the street in front of the building. The scene is set in an urban environment with a sidewalk and some landscaping.

Welcoming Visitors with **Style & Simplicity**

Comfort, Character, and
Convenience in the Heart of Fonda

Modern Industrial Hotel with Local Character
One more reason to visit and to stay

Modern Hospitality at the Center of it All

Building for the Future, Serving Today

The New Village of Fonda Municipal Building

“Strong communities are built with strong foundations—both in structure and in service.”

The current municipal building has served us well, but time has taken its toll. The new Village of Fonda Municipal Building addresses structural concerns while embracing a modern industrial design focused on function, efficiency, and long-term value. This centrally located facility will offer streamlined space for village operations, improved accessibility, and a dedicated meeting area that serves both government and community needs. Designed with intention and built for resilience, this new structure supports how we work, serve, and gather—today and into the future.



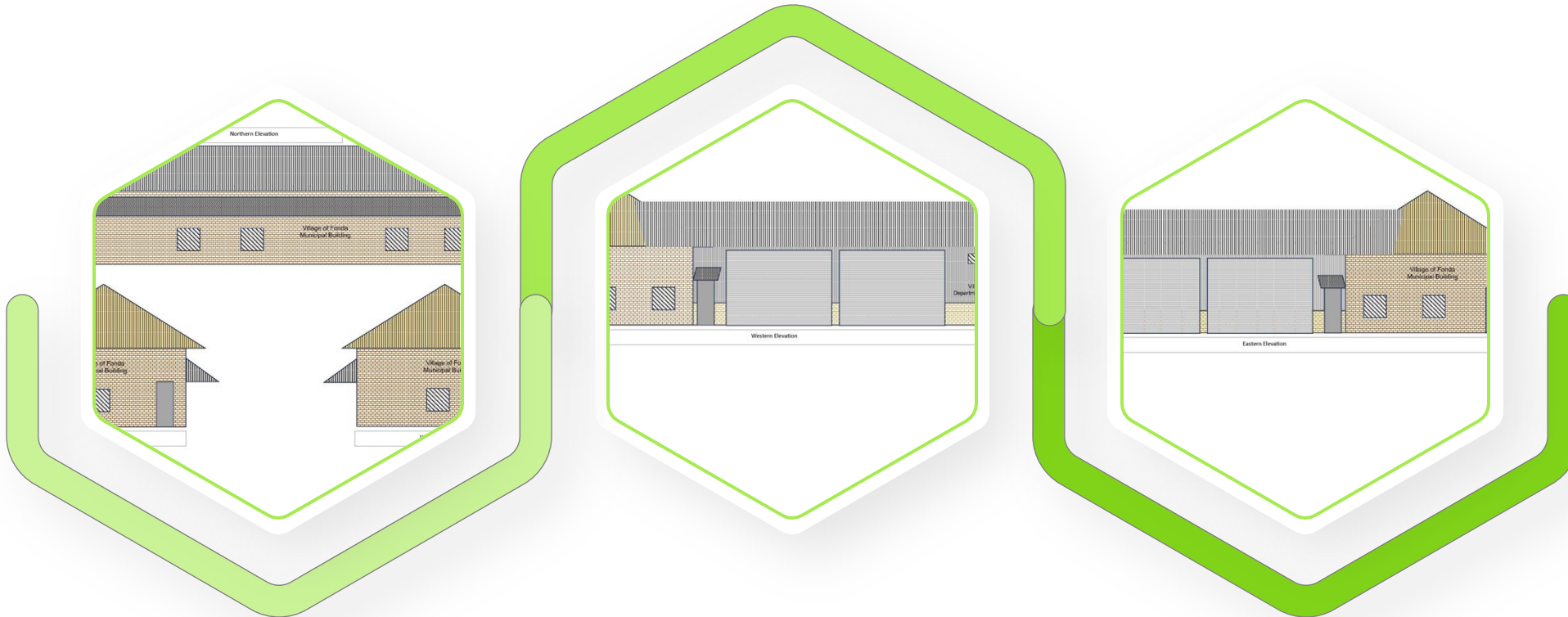
Serving Community

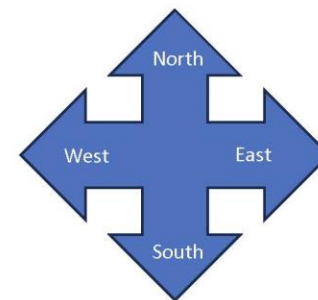
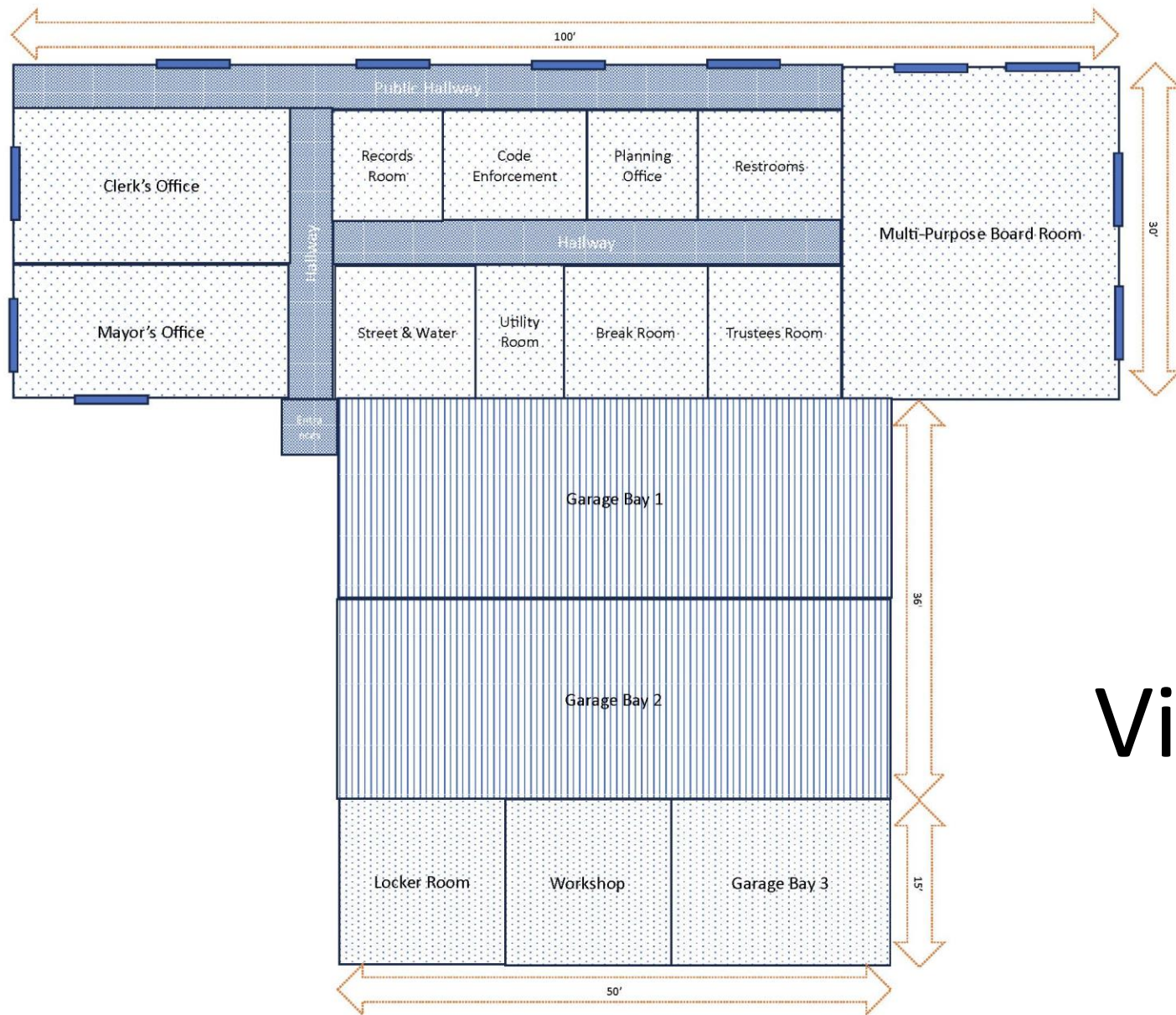
Justifying the Investment – Building for Efficiency and Service

Smart infrastructure isn't a luxury — it's the foundation for lasting service.

The current Village of Fonda municipal building is aging, inefficient, and unable to meet the needs of our growing responsibilities and public services. This new single-story, modern industrial-style facility addresses those shortcomings by consolidating village operations under one roof, improving workflow, and ensuring ADA compliance and energy efficiency.

Designed with long-term cost savings in mind, this facility will serve as both a government headquarters and a public-facing space for meetings, records, and community engagement. To ensure minimal local taxpayer burden, we are actively pursuing state and federal funding streams, including infrastructure and municipal modernization grants.





A better building for a stronger village.

A New Era for Village Operations

Village Service Excellence

Strengthening Communication. Transparency. Community Trust.

Improved Communication Tools



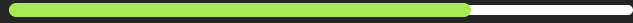
65%

Responsive Municipal Services



80%

Positive Community Engagement



60%



+111% Growth in Public Trust

Tracking digital reach, responsiveness, and event participation



Recent Progress in Infrastructure

- ✓ Waterfront improvements and park development
- ✓ Village streets paved and resurfaced
- ✓ Upgrades to water transmission, storage, and filtration
- ✓ Modernized street lighting for energy efficiency
- ✓ Acquired new equipment for internal project work
- ✓ Streamlined operations through consolidation



- ✓ Water Cooperative formed with seven communities across Montgomery & Fulton Counties
- ✓ Securing clean drinking water for future generations
- ✓ Current focus on watershed protection
- ✓ DWSP2 funding application submitted to support this mission
- ✓ Planning Grant Application for Cooperative

Water System Resilience & Cooperation



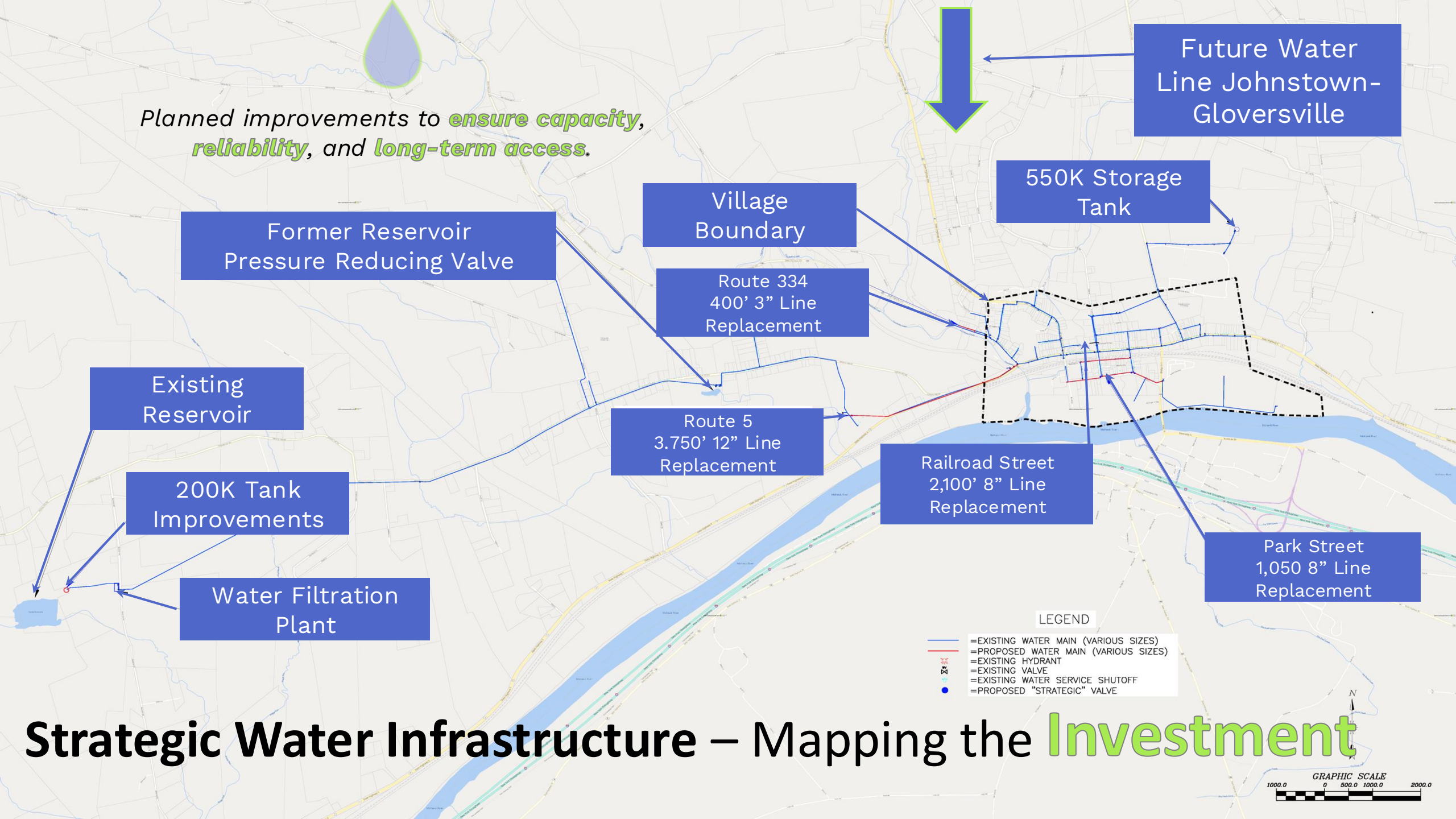
- ✓ Additional **\$2.4M** investment to modernize and isolate aged lines
 - Enhanced ability to localize and manage boil water incidents
 - Expansion of capacity for growing demand
- ✓ Construction anticipated by year-end

Upcoming Water Infrastructure Investment

*These upgrades ensure **cleaner**, more **reliable water** for every household in our community*



Planned improvements to **ensure capacity, reliability, and long-term access.**



Strategic Water Infrastructure – Mapping the Investment



Broadway Creek Flooding Relief & Stormwater Resilience

- ✓ Joint planning with Montgomery County & Town of Mohawk
- ✓ State and federal mitigation opportunities under review
- ✓ Engineers Developing Sustainable Flood Relief Strategies
- ✓ Project identified as a regional infrastructure priority
- ✓ Funding actively pursued to support next-phase action



Sanitation & Sewage System Progress

- ✓ Joint Wastewater Plant with Fultonville targeted for **\$10M+** in **improvements**
- ✓ Ongoing engineering and funding strategies

A cleaner, more efficient system built for the next generation.

Smart Spending & LONG-TERM VALUE

- ✓ **\$30,000** renovation to the municipal building lasted over a decade
- ✓ Prioritized **internalizing** projects to reduce contracting costs
- ✓ We have **limited tax increases** through strategic planning
- ✓ Improved flood mitigation and communication systems





Revenue Imbalance – Sales Tax Distribution & Untaxable Property Impact

Sales Tax Distribution Disparity

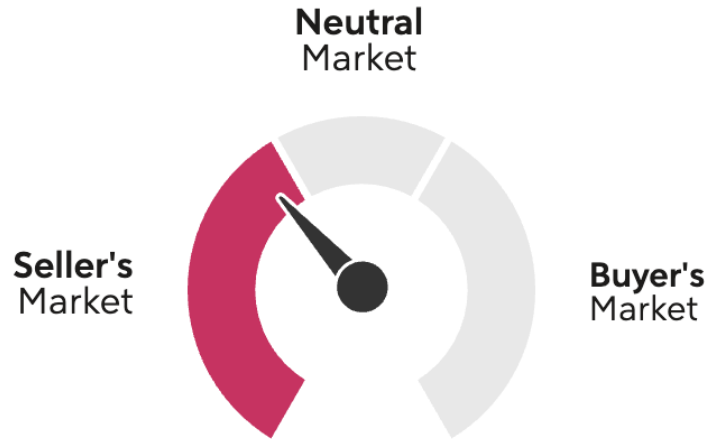
- (Q4 2023) Sales Tax received Village \$42,102.25 vs. Town \$335,708.99 = **8 times more**
- Sales tax distribution is based on taxable real property values, not retail activity.
- Smaller municipalities like Fonda are at a consistent disadvantage under this formula.

Impact of Untaxable Properties

- Fonda has \$19,073,243 in assessed commercial property value
- **\$9,152,224** of that value is wholly tax-exempt
- As of November 2020, real property tax revenue is \$223,000 per year
- If exempt properties were taxable, annual tax revenue would nearly double
- Due to untaxable property values, Fonda misses out on approx. **\$100,000 in sales tax revenue** annually
- *Despite being the Montgomery County seat, we are constrained by a limited taxable base*

Retail sales benefit the region — but distribution formulas *leave the Village behind*

Housing Market Conditions



Difference Since September 2023

Since last year, Fonda has remained a Seller's Market.

Our Housing Market:
Strength, Stability & Opportunity

Median Sold Price

\$180,750

\$125/sqft



Based on all homes sold in the last 12 months.

Difference Since September 2023

-\$12,200 (-6.3%) ↓

- Fonda remains a Seller's Market despite national and regional slowdowns
- Median home value: **\$180,750**, down only **6.3%** year-over-year
- Nearby areas experienced sharper declines (e.g., -**20.8%**)
- **Lower property tax rate** than surrounding communities: \$9.46 per \$1,000

Competitive rates position Fonda to **attract new investment and families**

A Positive Path Forward for Fonda

Promote housing & infrastructure development to broaden the tax base

Target new business growth to support jobs and community services

Invest in public spaces and amenities to attract families

Launch a marketing campaign around Fonda's affordability & charm

Explore local, state & federal partnerships to support revitalization

Highlight our history & tourism potential to stimulate economic activity



LOOKING AHEAD

- Continued collaboration
- Strengthening grant competitiveness through partnership
- Advancing clean water, infrastructure, new home creation & revitalization, and economic opportunity

Honoring our past, modernizing for the future



"Are we working for me or we?"



"When we only see ourselves, we miss the bigger picture."



"When we see the whole community, we make better decisions for everyone."

Building Together, Thriving Together

This is more than a plan. It's a commitment—one that can only succeed with you.

Here's how you can help:



Join a Committee - You can Help shape housing, parks, Main Street development, grant outreach, or historic preservation projects.



Write a Letter of Support - Personal and business letters show state agencies and potential funders that our community is committed.



Become a Resident Partner - Share ideas, advocate for your neighborhood, and join in revitalization efforts right where you live.



Invest in Fonda's Future - Whether you're local or simply believe in the power of strong rural communities, your support makes a lasting impact. Join us in shaping a vibrant tomorrow.



Spread the Word - Inspire others to participate by proudly telling Fonda's story.

“Communities aren’t built by plans alone—they’re built by the people who believe in them.”

From Vision to Action

Public Engagement

Transforming a village takes more than planning—it takes **people**. Public engagement has been at the heart of this **vision** for Fonda's future. Through **conversations**, meetings, and **collaboration** with residents, business owners, and regional partners, this plan reflects what our community values most. From Main Street **revitalization** to riverfront access and housing expansion, these ideas were shaped by those who call Fonda home. This is more than a proposal—it's a shared **commitment to growth, livability, and legacy**.



Thank You!

***Revitalizing Fonda Forward – Honoring Our
Roots, Building a Modern Future***

Thank you for your time, support, and belief in Fonda's future.

Our progress has always been driven by people working together across neighborhoods, agencies, and communities.

We're not just planning for tomorrow — we're actively building it.

Let's keep going — together