

City of Dunkirk Downtown Revitalization Initiative (DRI)



Local Planning Committee (LPC) Meeting #3
July 25, 2023, 6:00 PM



**Downtown
Revitalization
Initiative**



WELCOME & INTRODUCTIONS

Local Planning Committee

Co-chairs

- Honorable Wilfred Rosas, Mayor
- Mike Metzger, WNY Regional Economic Development Council
- Liz Cardona, Dunkirk Housing Authority
- Rebecca Ruiz, Chautauqua Center
- Nathan Aldrich, Chautauqua County Partnership for Economic Growth
- Gina Paradis, Chautauqua County Land Bank
- Dan Beckley, Advanced Production Group, LLC
- Rebecca Wurster, Chautauqua County Dept. of Planning & Development
- Thomas Panasci, Pizza Village
- Miriam Lugo-Alfaro, Dunkirk High School
- Frank Torain, Open Door Church of God in Christ
- Virginia Harper, Resident
- Ellen Luczkowiak, Dunkirk Community Chamber of Commerce
- Beth Starks, Jamestown Community College

WELCOME & INTRODUCTIONS

Name

State Partners

| | |
|----------------|---------------------------------|
| Ben Bidell | NYS Department of State |
| Erin Corrado | Empire State Development |
| Mo Sumbundu | Empire State Development |
| Leonard Skroll | NYS Homes and Community Renewal |

Name

City of Dunkirk

| | |
|-------------|---|
| Vince DeJoy | Director of Planning and Development |
| EJ Hayes | Deputy Director of Planning and Development |

AGENDA

LPC Meeting #3

LPC Meetings and Planning Process

Engagement Updates

Vision, Goals, and Strategies

Project Submissions

Project Evaluation Criteria

Next Steps

Public Comment





LPC Meetings and Planning Process

DRI SCOPE AND SCHEDULE

Key Milestones

May-Jun

- LPC Kick-off
- Engagement Plan
- Vision, Goals, Strategies (Draft)
- Issue Call for Projects

Jul

- Downtown Profile (Draft)
- Vision, Goals, Strategies (Final)
- Preliminary Project List

Aug

- Refine Downtown Profile
- Refine List of Proposed Projects

Sep

- Project Profiles (Draft)
- DRI Strategic Investment Plan (Draft)

Oct-Dec

- Finalize Project Profiles
- Document Edits Complete

LPC Meeting #2 (Last Meeting)

Key Milestones

- Planning process and engagement updates
- Update on Open Call for Project
- Small Project Fund
- Downtown profile and assessment highlights
- Visioning exercises related to vision, goals, and strategies
- Public comment

LPC Meeting #3 (Today)

Key Milestones

- Planning process and engagement updates
- Finalize community vision, goals, and revitalization strategies
- Review project evaluation criteria
- Review and discuss proposed projects
- Identify projects to remove from funding consideration, as appropriate
- Review any proposed boundary amendments that may be needed to incorporate potentially transformative projects
- Public comment

LPC Meeting #4 (Next Meeting)

Key Milestones

- Planning process & engagement updates
- Review project evaluation criteria
- Review and discuss proposed projects
- Identify additional project information needed to support decision-making
- Identify projects to remove from funding consideration
- Public comment



Engagement Updates

ENGAGEMENT UPDATES



- Focus on engaging hard-to-reach populations to diversify representation of the Dunkirk community in the DRI process.
- Recent engagement has focused on promoting the **public survey** and **Open Call for Projects**

ENGAGING HARD-TO-REACH POPULATIONS



Diversifying Project Submissions

- Hand-delivered/mailed informational packets on Open Call for Projects to **16** minority-owned businesses and nonprofit organizations

Spanish Translation

- All project materials & website available in Spanish
- Consultant team providing Spanish translation at events

Local Outreach & Community Networks

- LPC member and stakeholder discussions on approach
- Focus on distributing messages through churches and community-based organizations
- Posting and distributing survey flyers in areas with heavy foot traffic

POP-UP EVENTS

Engagement Updates

- Vendor Fair in the Square at Washington Park, Saturday July 17
- Engaged 100+ community members and 25+ businesses about DRI
- Collected 30 public surveys (distributed paper copies)
- Forthcoming events:
 - Chautauqua Center Family Fun Day, Aug 8
 - Latino Lakefront Festival, Sept 1



PUBLIC SURVEY

Engagement Updates

- Public survey is open until August 15
- Available in English and Spanish
- 188 responses received to-date (1 in Spanish)

**HOLA
DUNKIRK!**

\$10 Millones por llegar a Dunkirk a través de la Iniciativa de Revitalización de Centros Urbanos (DRI) del Estado de Nueva York

¡Escanea aquí para compartir tus ideas!

Más información en:
DunkirkDRI.com

PUBLIC ENGAGEMENT PLAN

Review



- Public engagement is a key component of the DRI planning process
- Public Engagement Plan contents include:
 - Local Planning Committee
 - Engaging Hard-to-Reach Populations
 - Stakeholder Meetings
 - Local Outreach Activities
 - Public Workshops
 - Online Engagement
 - Project Identification
 - Communication Plan
 - Schedule
 - Social Media Calendar (Appendix)

Is anything missing from the Public Engagement Plan?



Finalize Vision, Goals, and Strategies

FINAL VISION STATEMENT

Downtown Dunkirk will harness the powerful connection with Lake Erie as a wave of energy to **activate the waterfront and downtown area** with private investment to **enhance business opportunities and activities** for residents and visitors. Downtown Dunkirk will be a **year-round destination** that is **welcoming, attractive, livable, walkable, and sustainable**. The Dunkirk DRI will build on our **unique diversity, history, and natural environment** to provide opportunity and high quality of life for people of all ages and ethnic backgrounds.



FINAL GOALS

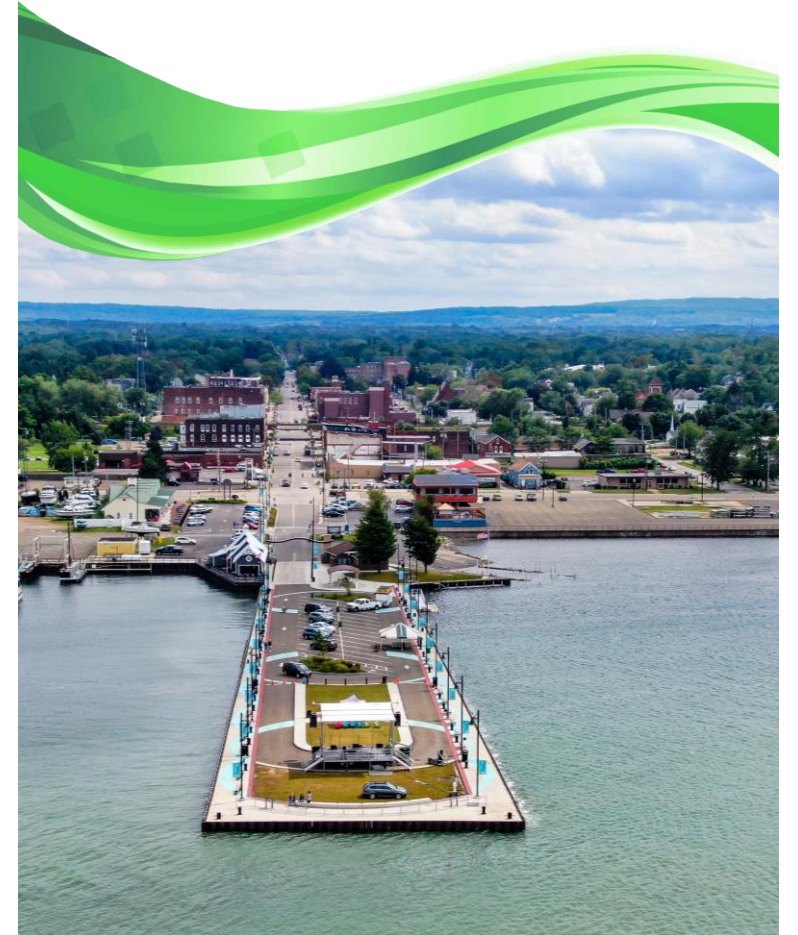
1. Attract new investment and facilitate business development in Downtown Dunkirk and the Waterfront through commercial, educational, and entertainment opportunities that will result in increased vitality year-round, more visitors, and new residents.
2. Reverse the trend of vacancies in Downtown Dunkirk and create a robust environment for rehabilitation of historic downtown buildings
3. Improve access and connectivity to employment, education, healthcare, other essential services, and natural areas through capital investments
4. Increase opportunities for quality affordable housing
5. Support an inclusive community spirit that embraces Dunkirk's strong heritage, ethnic diversity, aging adults, and youth.
6. Invest in transportation options to make Downtown Dunkirk more walkable, bikeable, and accessibly by public transportation.

PUBLIC FEEDBACK ON STRATEGIES

- *Focus on uniqueness and what makes Dunkirk stand out*
- *Involve all the community in the process across age, abilities, ethnicity, etc.*
- *Rehabilitate existing/historic buildings*
- *Start with a “success story” that spurs more development*
- *Focus on projects that improve quality of life (business, jobs, entertainment, art)*
- *Focus on projects that tighten the community (community centers, event spaces)*

REVITALIZATION STRATEGIES

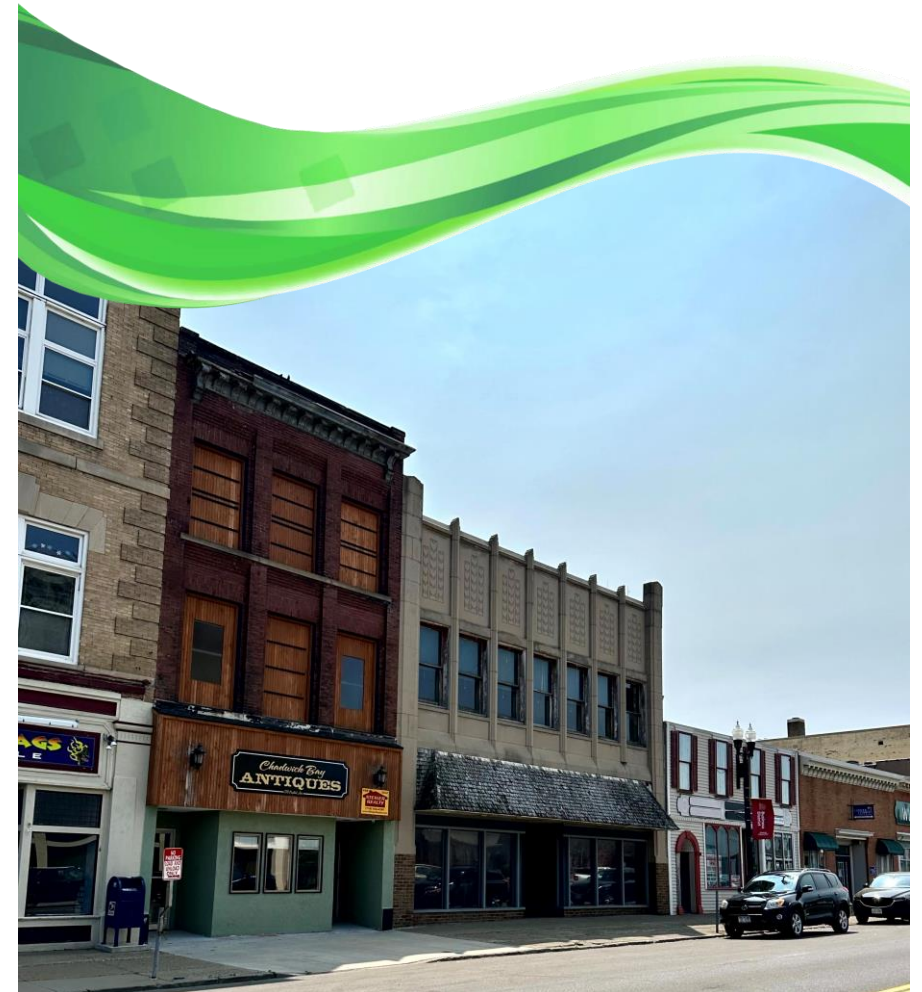
1. **Attract new investment and facilitate business development in Downtown Dunkirk and the Waterfront through commercial, educational, and entertainment opportunities that will result in increased vitality year-round, more visitors, and new residents**
 - a. Increase year-round activities at the waterfront including recreation, entertainment, retail, and dining
 - b. Establish downtown anchor businesses or institutions to generate ongoing activity
 - c. Support a unique mix of specialty businesses and attractions to draw people downtown throughout the day, week, and year



REVITALIZATION STRATEGIES

2. Reverse the trend of vacancies in Downtown Dunkirk and create a robust environment for rehabilitation of historic downtown buildings

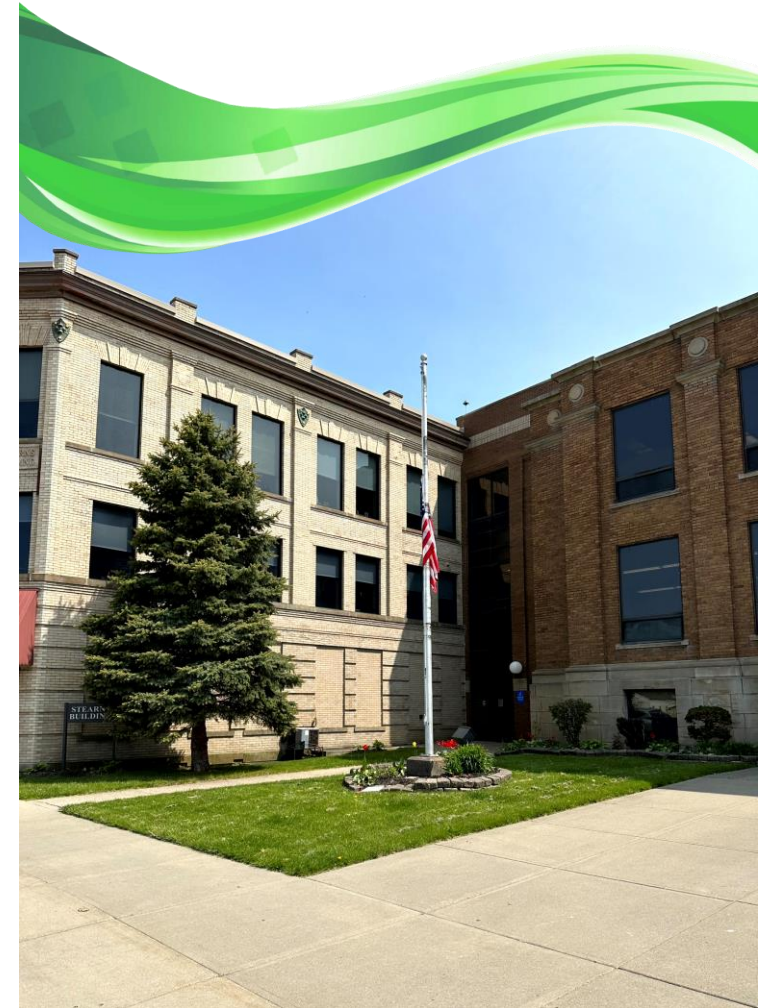
- a. Support infill development of vacant or underutilized land to meet community needs
- b. Support adaptive reuse of vacant or underutilized buildings
- c. Preserve historic architectural resources with façade improvements and other investments



REVITALIZATION STRATEGIES

3. Improve access and connectivity to employment, education, healthcare, other essential services, and natural areas through capital investments

- a. Invest in businesses that provide jobs, essential services, and amenities for residents
- b. Expand education and training resources to attract students and staff while supporting workforce development
- c. Protect public access to and environmental quality of the waterfront and other natural areas



REVITALIZATION STRATEGIES

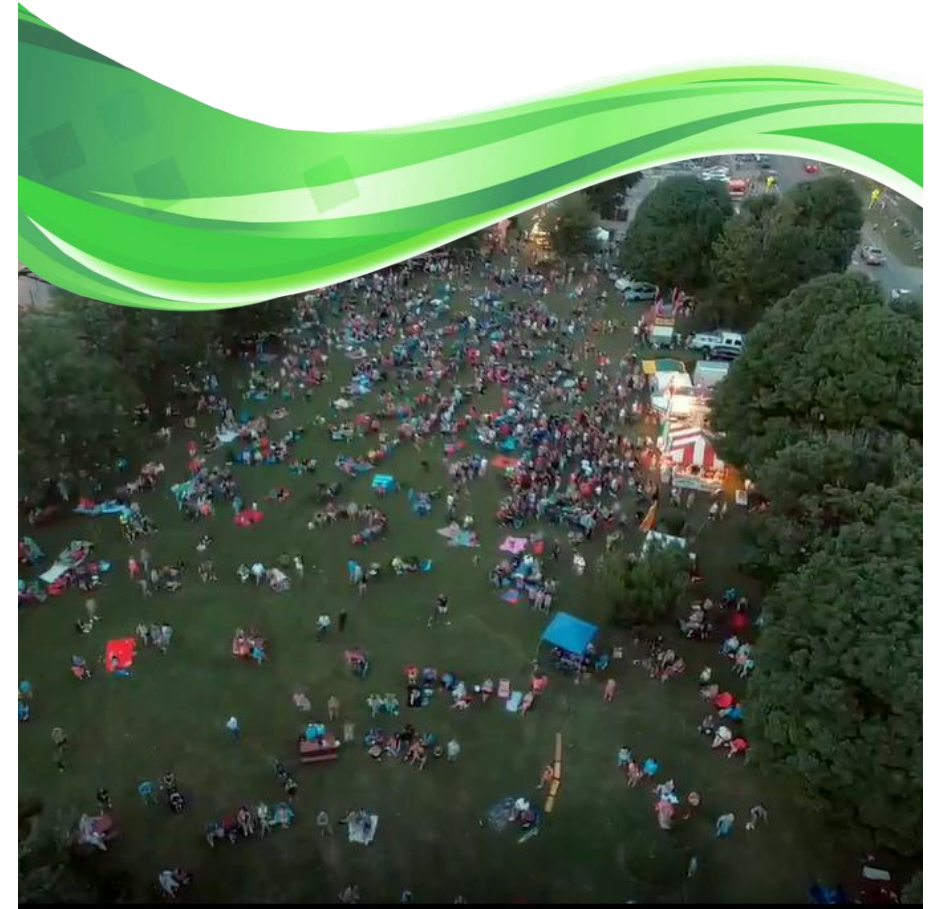
4. Increase opportunities for quality affordable housing

- a. Attract new residents with affordable housing for aging adults, young adults, and young families
- b. Improve affordable housing options and quality for existing residents
- c. Create a mix of housing types to accommodate households of varying sizes and income levels



STRATEGIES

- 5. Support an inclusive community spirit that embraces Dunkirk's strong heritage, ethnic diversity, aging adults, and youth.**
 - a. Create inclusive gathering places such as community centers, events venues, and outdoor public spaces
 - b. Invest in youth-oriented activities
 - c. Ensure public spaces are accessible for all ages and abilities
 - d. Showcase Dunkirk's history to enhance community vitality and pride
 - e. Celebrate Dunkirk's racial and ethnic diversity through public art and placemaking



REVITALIZATION STRATEGIES

6. Invest in transportation options to make Downtown Dunkirk more walkable, bikeable, and accessible by public transportation.

- a. Enhance infrastructure and wayfinding for pedestrians and cyclists at key downtown activity centers
- b. Improve downtown streetscapes through landscaping, street furniture, and bus stop amenities
- c. Promote Dunkirk as a regional connector and natural stop between Western New York and Pennsylvania





Project Form Submissions

PROJECT SUBMISSIONS OVERVIEW

- **Project Applications Received:** 29
- **Total DRI Request:** \$26,933,000
- **Total Project Cost:** \$138,435,000
- **Project Types:**
 - 4 Public Improvement Projects
 - 3 New Development Projects
 - 17 Redevelopment/Renovation of Existing Buildings
 - 5 Small Project Fund



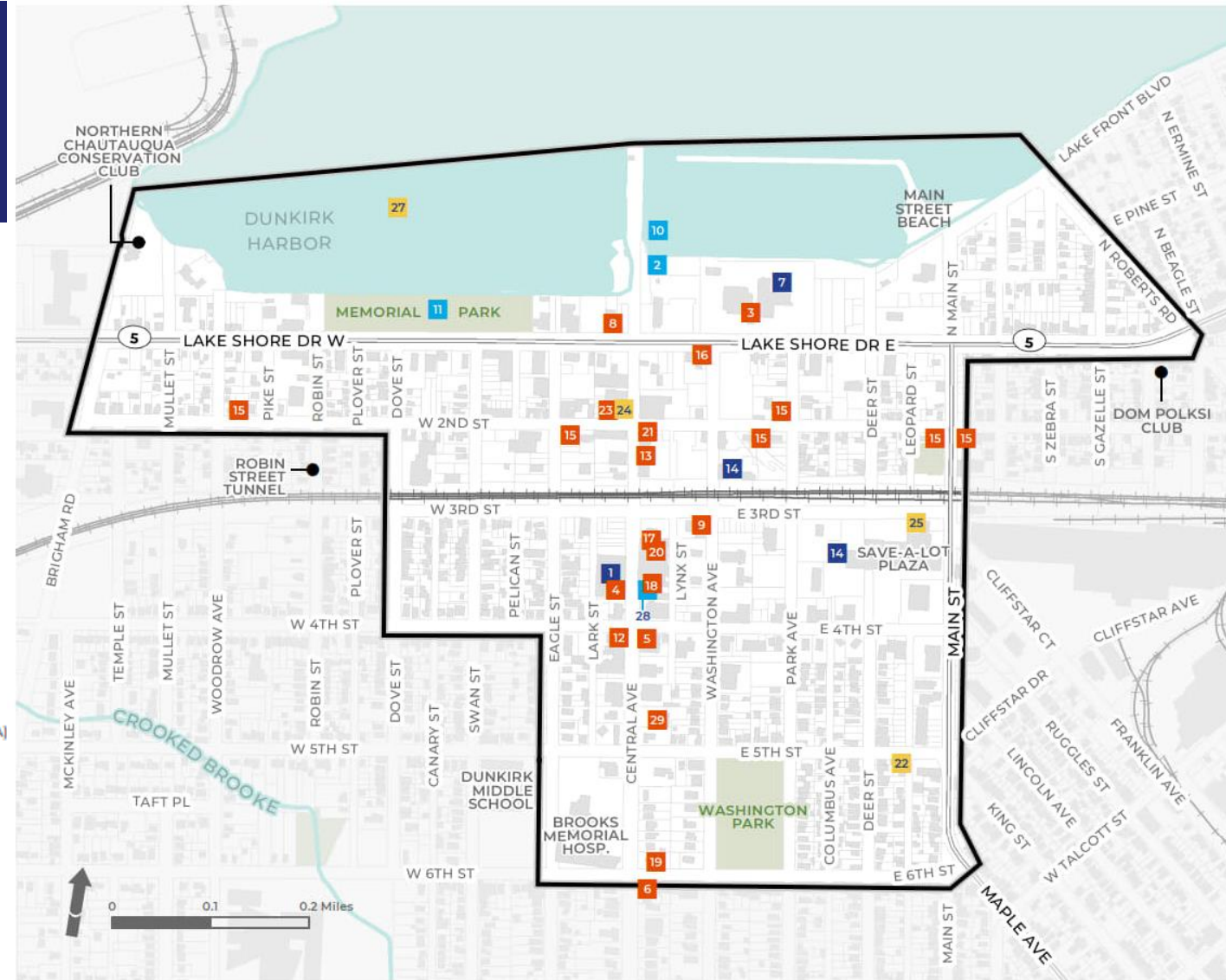
PROJECT SUBMISSIONS

| Project Title | Sponsor | Total Cost | DRI Funding | % DRI Funding |
|---|--|--------------|-------------|---------------|
| 1 Construct Central Ave Mixed-use Development | Nostra Development | \$11,750,000 | \$2,500,000 | 21% |
| 2 Improve the Dunkirk Marina West Side | Chadwick Bay Marina | \$2,478,000 | \$2,478,000 | 100% |
| 3 Renovate Clarion Hotel | Clarion Hotel & Conference Center | \$4,500,000 | \$2,200,000 | 49% |
| 4 Create Workforce Development Training Center | Jamestown Community College | \$3,500,000 | \$2,200,000 | 63% |
| 5 Redevelop Ehlers Building | Chadwick Bay Property Management | \$2,672,000 | \$2,100,000 | 79% |
| 6 Create ADAMS Event and Community Center | Access to the Arts, Inc | \$2,012,000 | \$2,012,000 | 100% |
| 7 Create Indoor Water Park | Clarion Hotel & Conference Center | \$25,000,000 | \$2,000,000 | 8% |
| 8 Redevelop Demetri's on the Lake | Demetri's on the Lake | \$2,492,000 | \$1,994,000 | 80% |
| 9 Create Life Skills Youth Center | Kids at Promise, Inc. | \$2,500,000 | \$1,850,000 | 74% |
| 10 Improve the Dunkirk Marina East Side | City of Dunkirk | \$2,000,000 | \$1,500,000 | 75% |
| 11 Improve Memorial Park | City of Dunkirk | \$950,000 | \$950,000 | 100% |
| 12 Redevelop Lake Shore National Savings Bank Building | Savarino Development | \$1,900,000 | \$900,000 | 47% |
| 13 Fit Out and Equip New Wet Laboratories for Life Sciences | SUNY Fredonia Center for Innovation & Economic Development | \$769,000 | \$769,000 | 100% |
| 14 Construct Residential & Mixed-Use Development | Regan Development | \$34,586,000 | \$500,000 | 1% |

PROJECT SUBMISSIONS

| Project Title | Sponsor | Total Cost | DRI Funding | % DRI Funding | |
|--------------------------------------|---|---|----------------------|---------------------|------|
| 15 | Create Rental Assistance Demonstration (RAD) Conversion | Dunkirk Housing Authority | \$34,600,000 | \$500,000 | 1% |
| 16 | Redevelop the Macaroni Building | Savarino Development | \$3,980,000 | \$500,000 | 13% |
| 17 | Create The Bucketlist | East Coast Investments Unlimited | \$550,000 | \$400,000 | 73% |
| 18 | Renovate Mixed-Use Building on Central Avenue | Handsome Rob Holdings, LLC | \$366,000 | \$275,000 | 75% |
| 19 | Improve Dunkirk Public Library | Dunkirk Public Library Facility Restoration | \$260,000 | \$221,000 | 85% |
| 20 | Redevelop 314 Central Avenue | Chautauqua Home Rehabilitation and Investment Corporation (CHRIC) | \$940,000 | \$220,000 | 23% |
| 21 | Renovate 200-202 Central Avenue | Mr. Neftali DeJesus | \$300,000 | \$200,000 | 67% |
| 22 | Improve Alma Latina Mex | Alma Latina Mex | \$102,000 | \$82,000 | 80% |
| 23 | Revitalize the Coburn Block | Coburn Block LLC | \$218,000 | \$76,000 | 35% |
| 24 | Expand Taqueria Mexicana | TAQUERIAMEX, LLC | \$70,000 | \$50,000 | 71% |
| 25 | Improve Matt's News Convenience Store | Matt's News | \$20,500 | \$20,500 | 100% |
| 26 | Create Four Season Dining Area | Lakeshore Grillworks LLC | \$25,000 | \$18,000 | 72% |
| 27 | Create Water Garden and Recreation Area | Lakeshore Grillworks LLC | \$25,000 | \$18,000 | 72% |
| 28 | Rehabilitate Stearns Court Public Space | City of Dunkirk | \$400,000 | \$400,000 | 100% |
| 29 | Improve the Dunkirk Elks Lodge | Dunkirk Elks Lodge 992 | TBD | TBD | |
| Total: # Project Applications | | | \$138,435,000 | \$26,933,000 | |

PROJECT LOCATIONS



- DRI BOUNDARY
 - MAJOR ROAD
 - RAILROAD
 - NEW DEVELOPMENT
 - PUBLIC IMPROVEMENT
 - REDEVELOPMENT/REHABILITATION OF AN EXISTING BUILDING
 - SMALL PROJECT FUND
- | | |
|---|---|
| <ul style="list-style-type: none"> 1 CONSTRUCT CENTRAL AVE MIXED USE DEVELOPMENT 2 IMPROVE THE DUNKIRK MARINA WEST SIDE 3 RENOVATE THE CLARION HOTEL 4 CREATE WORKFORCE DEVELOPMENT TRAINING CENTER 5 REDEVELOP ELHERS BUILDING 6 CREATE ADAMS EVENT AND COMMUNITY CENTER 7 CREATE INDOOR WATERPARK 8 REDEVELOP DEMETRIS ON THE LAKE 9 CREATE LIFE SKILLS YOUTH CENTER 10 IMPROVE THE DUNKIRK MARINA EAST SIDE 11 IMPROVE MEMORIAL PARK 12 REDEVELOP LAKE SHORE NATIONAL SAVINGS BANK BUILDING 13 FIT OUT AND EQUIP NEW WET LABORATORIES FOR LIFE SCIENCES 14 CONSTRUCT RESIDENTIAL AND MIXED-USE DEVELOPMENT | <ul style="list-style-type: none"> 15 CREATE RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION 16 REDEVELOP THE DUNKIRK MACARONI BUILDING 17 CREATE THE BUCKETLIST 18 RENOVATE MIXED-USE BUILDING ON CENTRAL AVE 19 IMPROVE DUNKIRK PUBLIC LIBRARY 20 REDEVELOP 314 CENTRAL AVE 21 RENOVATE 200-202 CENTRAL AVENUE 22 IMPROVE ALMA LATINA MEX 23 REVITALIZE THE COBURN BLOCK 24 EXPAND TAQUERIA MEXICANA DINING ROOM 25 IMPROVE MATT'S NEWS CONVENIENCE STORE 25 CREATE FOUR SEASON DINING AREA (LOCATED OUTSIDE OF DRI STUDY AREA) 27 CREATE WATER GARDEN AND RECREATION AREA 28 REHABILITATE STEARNS COURT PUBLIC SPACE 29 IMPROVE ELKS LODGE |
|---|---|

Construct Central Ave Mixed Use Development

Applicant: Nostra Development

Project Type: New Development

Description: Construct 7500 sq. ft. of ground floor commercial space. Construct 45-50 units that make up approximately 52,500 sq. ft. of residential, one to two bedroom market rate apartments.

Location: 323-325 Central Ave

DRI Request/Total Cost: \$2,500,000 / \$11,750,000
(21% DRI)



Improve the Dunkirk Marina: West Side

Applicant: Chadwick Bay Marina

Project Type: Public Improvement

Description: Revitalize and repair the Dunkirk Marina area, West Side, including: new transient dock with fuel platform, renovated dock with 87 boat slips, over water patio, restaurant and two apartments in a mixed-use building, and a seasonal cabana bar.

Location: Dunkirk Harbor/Marina, West Side

DRI Request/Total Cost: \$2,478,000 / \$2,478,000 (100% DRI)



Renovate Clarion Hotel

Applicant: Clarion Hotel and Conference Center

Project Type: Redevelopment and/or Rehabilitation of an Existing Building(s)

Description: Renovate 120 hotel rooms, conference area, exterior grounds and pavilion, dining room and lobby, and building exterior. Rebrand to Steelbound Hotel and Conference Center.

Location: 30 Lake Shore Dr E

DRI Request/Total Cost: \$2,200,000 / \$4,500,000
(49% DRI)



Create Workforce Development Training Center

Applicant: Jamestown Community College

Project Type: Redevelopment and/or Rehabilitation of an Existing Building(s)

Description: Renovate the current first floor of the Graf Building to house the Workforce Development Training Center with short-term workforce training courses the Chamber of Commerce, the Small Business Development Corporation and Child Care Services. The basement will provide a career and counseling center and two enhanced science labs. The second and third floors will accommodate 12 new classrooms and two computer labs.

Location: Location: 335 Central Ave

DRI Request/Total Cost: \$2,200,000 / \$3,500,000 (63% DRI)



Redevelop Ehlers Building

Applicant: Chadwick Bay Property Management

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description: Renovate a 19,000 square foot building into a mixed-use property consisting of a restaurant, 2+ residential units, and retail (destination antique co-op auction house, art, and event space)

Location: 400-402 Central Ave

DRI Request/Total Cost: \$2,100,000M / \$2,600,000
(79% DRI)



Create ADAMS Event and Community Center

Applicant: Access to the Arts, Inc.

Project Type: Redevelopment/Renovation

Description: Rehabilitate the ADAMS art center to be suitable for educational and community programming oriented toward youth, adults, and seniors

Location: 600 Central Ave

DRI Request/Total Cost: \$2,012,000 / \$2,012,000
(100% DRI)



Create Indoor Water Park

Applicant: Clarion Hotel and Conference Center

Project Type: New Development

Description: Create a 30,000 square foot indoor waterpark attached to the existing Clarion Hotel. Primary facility features include a wave pool, kids waterplay structure, and a surf facility.

Location: 30 Lake Shore Dr E

DRI Request/Total Cost: \$2,000,000 / \$25,000,000
(8% DRI)



Redevelop Demitri's on the Lake

Applicant: Demitri's on the Lake

Project Type: Redevelopment/Renovation

Description: First floor (2,200 s.f.) and second floor (4,000 s.f.) interior renovations. Second floor renovations will include converting former restaurant and kitchen areas into market rate apartments. Also includes replacement of 3,000 s.f. waterfront deck and façade improvements.

Location: 6-8 Lake Shore Drive W

DRI Request/Total Cost: \$1,994,000 / \$2,492,000
(80% DRI)



Create Life Skills Youth Center

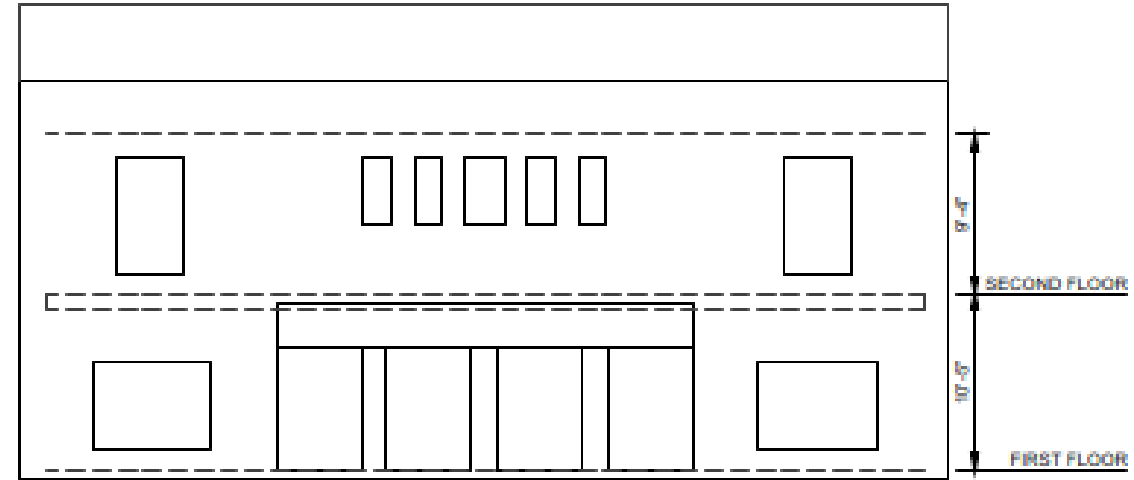
Applicant: Kids at Promise, Inc.

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description: Renovate a 7,200 square foot former movie theater into a life skills youth center including a technology lounge, kitchen classroom, daycare, offices, and fitness equipment.

Location: 21 E. Third St.

DRI Request/Total Cost: \$1,850,000 / \$2,500,000
(74% DRI)



Improve the Dunkirk Marina: East Side

Applicant: City of Dunkirk

Project Type: Public Improvement

Description: Replace docks with permanent structures, upgrade electrical for docks, and closed-circuit camera security system

Location: Dunkirk Harbor/Marina, East Side

DRI Request/Total Cost: \$1,500,000 / \$2,000,000
(75% DRI)



Improve Memorial Park

Applicant: City of Dunkirk

Project Type: Public Improvement

Description: Construct a 2,800 square foot public amphitheater with a 2,000 square foot bathroom facility, backstage area, and a tourism/welcome center. Other improvements include pedestrian walkway, lighting, and landscaping enhancements.

Location: 70 Lake Shore Dr. W

DRI Request/Total Cost: \$950,000 / \$950,000 (100% DRI)



Redevelop Lake Shore National Savings Bank Building

Applicant: Savarino Companies

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description: Convert the bank building into a single tenant retail/restaurant/services concept. Mezzanine office space will be converted into a two-to-three-bedroom market rate apartment.

Location: 401-403 Central Ave

DRI Request/Total Cost: \$900,000/1,900,000 (47% DRI)



Fit Out and Equip New Wet Laboratories for Life Sciences

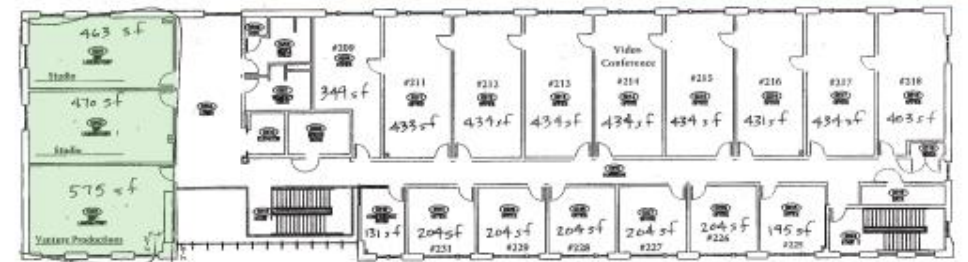
Applicant: SUNY Fredonia Center for Innovation & Economic Development

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description: Fit out, furnish, and equip new wet labs on the second story of the Incubator for a commercial or research start-up to conduct experiments related to life sciences, food, and biotechnology.

Location: 214 Central Ave

DRI Request/Total Cost: \$769,000 / \$769,000 (100% DRI)



Construct Residential and Mixed-Use Development

Applicant: Regan Development Corporation

Project Type: New Development

Description: Construct affordable residential apartments and commercial space across two sites.

- Site 1 will consist of 30 apartment units on three stories with 6,700 square feet of commercial space designated for an affordable children's daycare center.
- Site 2 will consist of 48 apartment units on three stories.

Locations: Site 1: 166 E 4th St.
Site 2: 208-214 & 220 Washington Ave

DRI Request/Total Cost: \$500,000 / \$34,586,000 (1% DRI)

Site 1 (Daycare +30 apartments)



Site 2 (48 apartments)



Create Rental Assistance Demonstration (RAD) Conversion

Applicant: Dunkirk Housing Authority

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description: Redevelop 76 residential units of the DHA's property portfolio by completing a RAD conversion and apply for Low-Income Housing Tax Credits and other state capital. The project will be scattered with many sites located in the DRI Target Area. DHA owns 7 buildings in the DRI Target Area, containing 31 units of affordable housing. The construction model will be demo - new build, and units will remain affordable housing with mixed-use and mixed-income, to the extent feasible.



Project Locations: 33, 37, 75, 85 E. 2nd St.; 17, 136 W. 2nd St.; 119 Park Ave

DRI Request/Total Cost: \$500,000 / \$34,600,000 (1% DRI)

Redevelop the Dunkirk Macaroni Building

Applicant: Savarino Companies

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description: Converting the Macaroni building into a mixed-use site containing first-floor commercial space for medical practices and upper-story lofted apartment units. Via a 30-year NYSHCR regulatory agreement, average residential rental rates for the units will be restricted to 80% Household AMI.

Location: 23-25 Lake Shore Drive

DRI Request/Total Cost: \$500,000/\$3,980,000



Create The Bucketlist

Applicant: EastCoast Investments Unlimited

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description: Downstairs will become a state-of-the-art simulator/sports bar for residents and tourists to play simulated sports year-round. The upstairs will be converted into two affordable apartments.

Location: 310 Central Ave

DRI Request/Total Cost: \$400,000/\$550,000
(73% DRI)



Renovate Mixed-Use Building on Central Ave

Applicant: Handsome Rob Holdings, LLC

Project Type: Redevelopment/Rehabilitation of Existing Building

Description: Repair and enhance building facades and expand the size of indoor and outdoor restaurant facilities. The project will also convert a second-floor office space into a 560 square foot affordable housing unit.

Location: 332 Central Ave

DRI Request/Total Cost: \$275,000 / \$366,000 (75% DRI)



Improve the Dunkirk Public Library

Applicant: Dunkirk Public Library

Project Type: Redevelopment and/or Rehabilitation of an Existing Building(s)

Description: The proposed project would involve:

- Installation of digital signage on the Central Avenue facing lawn.
- Refurbishment of the exterior masonry.
- Restoration of the decorative plaster throughout the building's interior.
- Application of carpet in both the upper and lower stories.

Location: 536 Central Ave

DRI Request/Total Cost: \$221,000 / \$260,000 (85% DRI)



Redevelop 314 Central Ave

Applicant: Chautauqua Home Rehabilitation and Improvement Corporation (CHRIC)

Project Type: Redevelopment and/or Rehabilitation of an Existing Building(s)

Description: Redevelop the 3 story, 22,000 sq. ft. property into a mixed-use site with a CHRIC operated Homeownership Center on the first floor, office space on the second floor, and 5-7 residential units on the third floor.

Location: 314 Central Ave

DRI Request/Total Cost: \$220,000 / \$940,000 (23% DRI)



Renovate 200–202 Central Avenue

Applicant: Mr. Neftali DeJesus

Project Type: Redevelopment and/or Rehabilitation of an Existing Building(s)

Description: Renovate the former Aida's café space and reopen it as a café/restaurant. Complete façade improvements, brick repointing, roof repair and window replacement for the entire building to improve and enhance the historical character of the building as well as improve the energy efficiency.

Location: 200-202 Central Ave

DRI Request/Total Cost: \$200,000 / \$300,000 (67% DRI)



Improve Alma Latina Mex

Applicant: Alma Latina Mex

Project Type: Small Projects Fund

Description: Purchase new walk-in freezer, sign, sewer, new steam table, roof, and oven

Location: 75 E 5th Street

DRI Request/Total Cost: \$82,000 / \$102,000 (80% DRI)



Revitalize the Coburn Block

Applicant: Coburn Block LLC

Project Type: Redevelopment and/or Rehabilitation of an Existing Building(s)

Description: Transformational changes to the exterior of the building in order to improve the building as well as the streetscape along the Central Ave corridor. The project includes approximately 150,000 s.f. of exterior space that is planned to be renovated to contribute sustainability and vibrance.

Location: 127 Central Ave

DRI Request/Total Cost: \$76,000 / \$218,000 (35% DRI)



-  Courtyard
-  Winterization & Art Mural
-  EV Parking
-  Paving

Expand Taqueria Mexicana Dining Room

Applicant: TAQUERIAMEX, LLC

Project Type: Small Projects Fund

Description: Expand the lunch spot's dining room into currently underutilized space. The expansion would effectively double the floor space and increase the capacity for the restaurant with a new prep kitchen.

Location: 131 Central Ave

DRI Request/Total Cost: \$50,000 / \$70,000 (71% DRI)



Improve Matt's News Convenience Store

Applicant: Matt's News

Project Type: Small Projects Fund

Description: Put in new floor, exterior doors, awnings, and paint building

Location: 93 E 3rd St.

DRI Request/Total Cost: \$20,500 / \$20,500
(100% DRI)



Create Four Season Dining Area

Applicant: Lakeshore Grillworks LLC

Project Type: Small Project Fund

Description: Change out the shingle roof with green house panels so the current garden feel of the dining area can be extended by months. Planting areas would be added to the interior space. Both the indoor dining and the outdoor dining area are less than 1,000 square feet.

Location: 436 Lake Shore Dr E

DRI Request/Total Cost: \$18,000 / \$25,000
(72% DRI)



Create Water Garden and Recreation Area

Applicant: Lakeshore Grillworks LLC

Project Type: Small Project Fund

Description: Construct a series of breakwall islands that are connected by a trail. These Islands should be constructed in such a way as they can be planted with appropriate trees, bushes etc. and that the water areas around these islands be modified in such a way as to provide the conditions required to support water plants and reefs.

Location: Dunkirk Harbor

DRI Request/Total Cost: \$18,000 / \$25,000 (72% DRI)



Rehabilitate Stearns Court Public Space

Applicant: City of Dunkirk

Project Type: Public Improvement

Description: Create a vibrant outdoor seating area for the Central Station Restaurant and a space to hold public events that is better defined and more welcoming

Location: 334-336 Central Ave

DRI Request/Total Cost: \$400,000/\$400,000



Improve the Dunkirk Elks Lodge

Applicant: Dunkirk Elks Lodge 922

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description: Improvements for the lodge includes a new roof, façade improvements, handicap accessibility, driveway repair, and window replacement

Location: 428 Central Ave

DRI Request/Total Cost: TBD



Discussion on Project Submissions

Should any projects be removed from funding consideration?

Would the LPC like to invite project applicants to present their proposals?

Should a Small Project Fund be established?

- Eligible activities: Interior and exterior building renovations, capital equipment, public art, soft costs
- Ineligible activities: Property acquisition, deferred maintenance or general repairs, working capital, landscaping, parking lot improvements, improvements to municipally owned buildings, and labor by grantee, relatives, or staff
- Small Project Fund Size
 - Total fund of up to \$600,000
 - Matching requirement of at least 25%
- Projects to potentially recommend for the Small Project Fund, if established:

| Project Title | Sponsor | Total Cost | DRI Funding | % DRI |
|---|--------------------------|------------|-------------|-------|
| Improve Alma Latina Mex | Alma Latina Mex | \$82,000 | \$102,000 | 80% |
| Revitalize the Coburn Block | Coburn Block LLC | \$218,000 | \$76,000 | 35% |
| Expand Taqueria Mexicana Dining Room | TAQUERIAMEX LLC | \$70,000 | \$50,000 | 71% |
| Create Water Garden and Recreation Area | Lakeshore Grillworks LLC | \$25,000 | \$18,000 | 72% |



DRI Evaluation Criteria

STATE EVALUATION CRITERIA

DRI Evaluation Criteria

- **State and Local Goals.** The project should be aligned with State and local goals and demonstrate strong community support.
- **Project Readiness.** The project should be well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the DRI area.
- **Catalytic Effect.** The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the DRI community.
- **Co-Benefits.** The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable, and productive environments in which to live and work.
- **Cost Effectiveness.** Investment of DRI funds in the project would represent an effective and efficient use of public resources.

Consider adding 4-5 of the most locally-relevant criteria:

- Transformative potential - elements that fundamentally change the downtown and how it is perceived
- Catalytic effect - the ability to make other things happen
- Alignment with the community's vision and goals
- Public support
- Community and economic benefits
- Consistency with state goals
- Market demand and economic feasibility
- Ability to provide a sustainable impact in the downtown
- Estimated project costs, including cost to public and private sector partners and long-term operating or maintenance cost implications
- Need for DRI funds to make the project feasible
- Potential to leverage additional private and/or public funds
- Availability of alternative funding sources that are more appropriate than the DRI award
- Estimated impacts on tax revenue
- Estimated job growth and retention
- Employment and workforce development potential
- Capacity of responsible parties to implement the project
- Extent to which ongoing maintenance of management is needed and can be realistically addressed
- Existing local capacity to sustain the implementation of projects and initiatives

EVALUATION WORKSHEET EXAMPLES

Massena DRI Project Evaluation Worksheet



Project ID Number: _____ Project Name: _____

Instructions: The following worksheet is intended to assist the LPC in further refining the DRI projects list. To the extent you can, please complete and be prepared to discuss for each project. Note that not all criteria listed below may be ready for evaluation at this stage of the process but may be considerations moving forward. Criteria are based on guidance for decision-making provided by state partners.

| Evaluation Criteria | | Evaluation Assessment | | |
|---------------------|---|-----------------------|-------------|-------------------|
| 1 | Alignment with DRI Vision | Yes___ | No___ | Need More Info___ |
| 2 | Alignment with existing local and regional plans | Yes___ | No___ | Need More Info___ |
| 3 | Alignment with ongoing activities | Yes___ | No___ | Need More Info___ |
| 4 | Transformative potential: <i>Project contains elements that fundamentally change the downtown and how it is perceived</i> | High___ | Moderate___ | Low___ |
| 5 | Catalytic potential: <i>The ability to make other things happen</i> | High___ | Moderate___ | Low___ |
| 6 | Market demand and economic feasibility | High___ | Moderate___ | Low___ |
| 7 | Ability to provide a sustainable impact in the downtown | High___ | Moderate___ | Low___ |
| 8 | Estimated project costs: <i>Including cost to public and private sector partners and long term operating or maintenance cost implications</i> | | | |
| 9 | Need for DRI funds to make the project feasible | Yes___ | No___ | Need More Info___ |
| 10 | Potential to leverage additional private and/or public funds | High___ | Moderate___ | Low___ |
| 11 | Availability of alternative funding sources that are more appropriate than the DRI award | Yes___ | No___ | Need More Info___ |
| 12 | Anticipated community and economic benefits | Yes___ | No___ | Need More Info___ |
| 13 | Estimated impacts on tax revenue | High___ | Moderate___ | Low___ |
| 14 | Estimated job growth and retention | Yes___ | No___ | NA___ |

DRI Evaluation Criteria

AMITYVILLE DOWNTOWN REVITALIZATION INITIATIVE

NAME: _____



EVALUATION CRITERIA WORKSHEET

| | |
|-------------------|---|
| Project No / Name | 23 / 24 BACCA Dedicate Space + Amityville Gateway 210-214 Broadway |
|-------------------|---|

| State Goals and Criteria Alignment | | | | |
|---|------|-----|-----|----|
| 1. Alignment with State Goals / Criteria | High | Med | Low | NA |
| Community Goals Alignment | | | | |
| 2. Alignment with DRI Vision Statement and Goals | High | Med | Low | NA |
| Project Readiness | | | | |
| 3. Implementation within near term ~2 years | High | Med | Low | NA |
| 4. Sponsor / owner capacity and capability | High | Med | Low | NA |
| Catalytic Effect | | | | |
| 5. Transformative impact on revitalization | High | Med | Low | NA |
| 6. Potential to attract new investment | High | Med | Low | NA |
| Co-Benefits | | | | |
| 7. Generates economic activity, tax revenue, and new jobs / employment | High | Med | Low | NA |
| 8. Improves quality of life, sustainability, and healthier environment | High | Med | Low | NA |
| Cost Effectiveness | | | | |
| 9. Represents effective and efficient use of DRI funds / responds to market needs | High | Med | Low | NA |
| 10. Need for funds in order to advance project | High | Med | Low | NA |

| | |
|-----------------------------|---|
| Recommendation (select one) | <input type="checkbox"/> A. Project should be recommended for DRI |
| | <input type="checkbox"/> B. Project could be recommended but additional details needed |
| | <input type="checkbox"/> C. Project has support but is not ready / may not be ready for DRI |
| | <input type="checkbox"/> D. Project does not have support / not recommended for DRI |

Comments / Questions

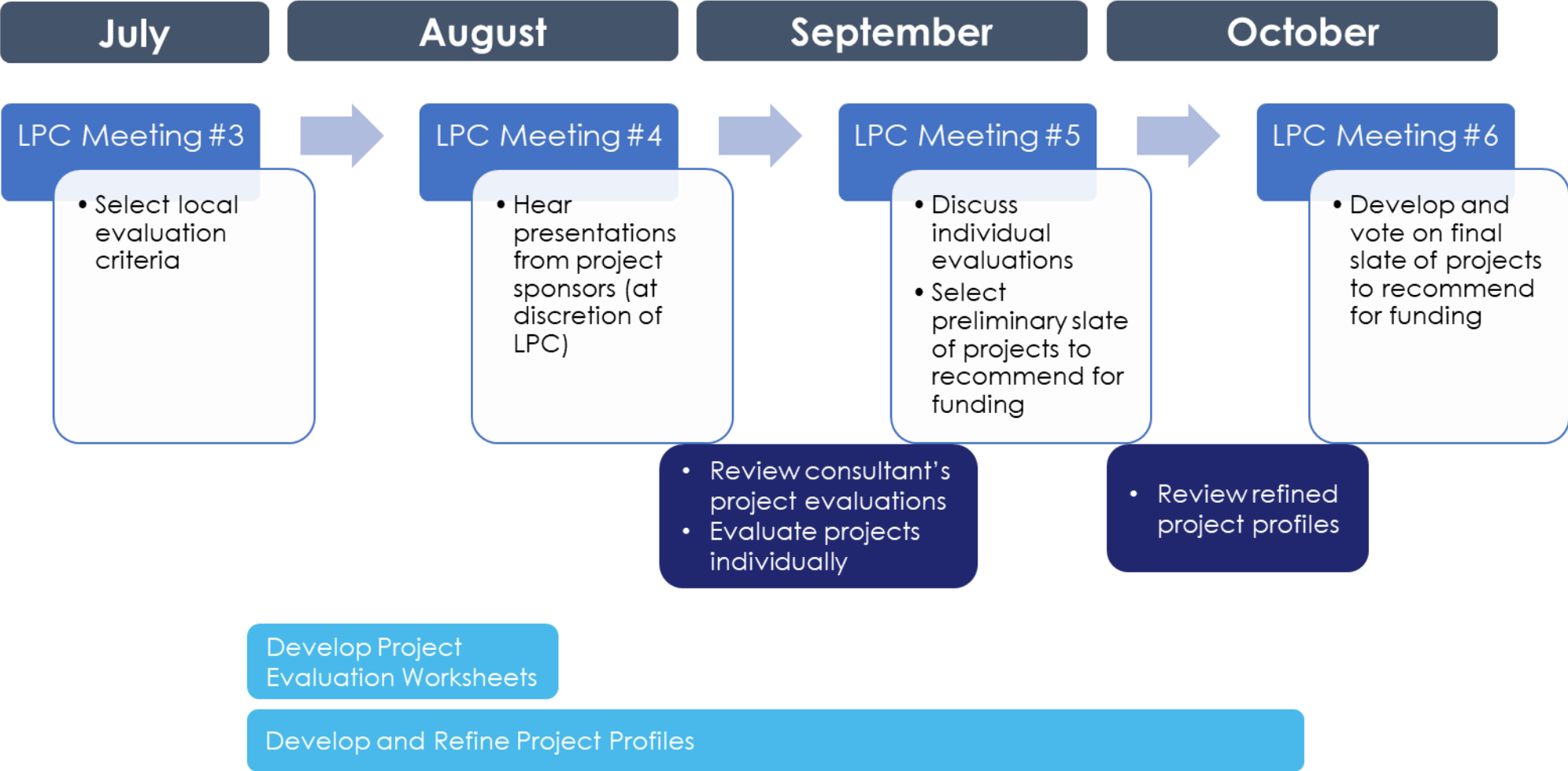
PROJECT EVALUATION TIMELINE

DRI Evaluation Criteria

LPC Meeting Business

LPC Homework

Consultant Team Tasks



1. Project Title
2. DRI Funding Request
3. Project Description
4. Project Location/Address
5. Project Sponsor
6. Property Ownership
7. Capacity
8. Project Partners
9. Revitalization Strategies
10. Decarbonization
11. Resiliency
12. Project Synergies
13. Public Support
14. Project Budget
15. Budget Narrative
16. Project Feasibility and Impact
17. Regulatory Requirements
18. Images of Current and Proposed Conditions
19. Timeframe for Implementation



Next Steps

Next Steps

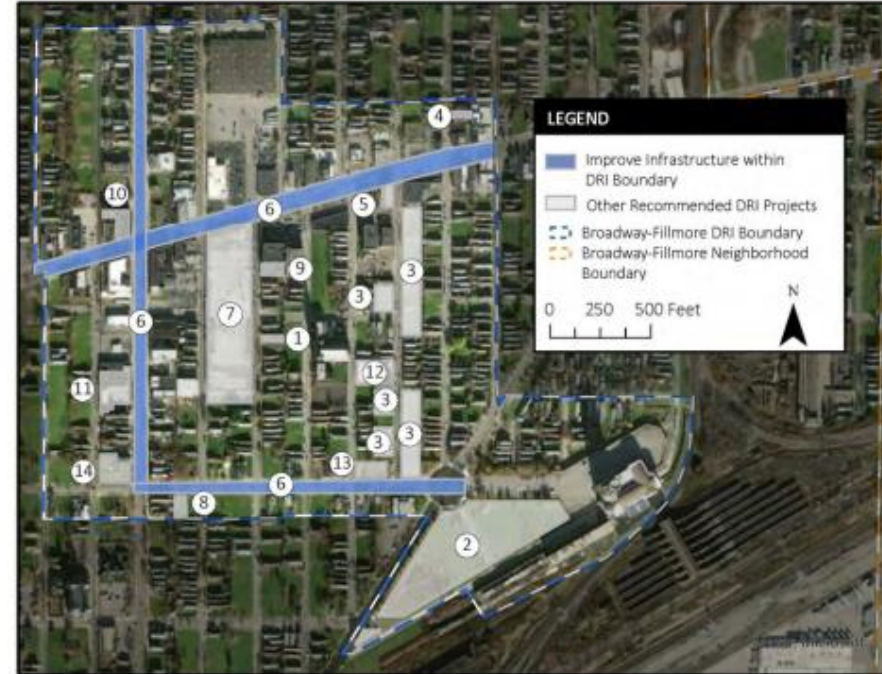
Project Development

- Refine project concepts with applicants and draft full project profiles for review by LPC
- Refine evaluation criteria

Strategic Investment Plan (SIP) Development

- Finalize Downtown Profile & Assessment
- Draft sections on Vision, Goals, and Strategies; and Engagement

6. IMPROVE INFRASTRUCTURE WITHIN THE DRI BOUNDARY



This project will be a catalytic investment in state-of-the-art wayfinding and signage, new street lighting that is energy efficient and enhances public safety, tree planting, and new public amenities such as public outdoor seating and flower planters to create a more inviting public realm for residents and visitors.

| | |
|---------------------------|-----------------|
| OWNER/SPONSOR | City of Buffalo |
| PROJECT COST | \$4,013,000 |
| DRI RECOMMENDATION | \$2,683,000 |

Project profile excerpt from Broadway-Fillmore DRI Strategic Investment Plan

Next Steps

Please share with your networks!

Engagement Opportunities

- Promote **Public Survey**
- Upcoming Meetings:
 - LPC Meeting #4(Aug 22): Refine project profiles
 - Public Workshop #2 (September) Feedback on proposed projects
 - LPC Meeting #5 (Sep 26): Continue to refine project profiles and develop list of recommended projects

See more
info and
links at
website
DunkirkDRI
.com





Public Comment