

City of Dunkirk Downtown Revitalization Initiative (DRI)



Local Planning Committee (LPC) Meeting #4
August 22, 2023, 4:00 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	Governor's Office
Leonard Skill	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 #4

LPC Meetings and Planning Process

Engagement Updates

DRI Strategies and Evaluation Criteria

Project Proposals

Next Steps

Public Comment





LPC Meetings and Planning Process

DRI SCOPE AND SCHEDULE

Key Milestones

May-Jun

Jul

Aug

Sep

Oct-Dec

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



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



- Refine Downtown Profile
- Refine List of Proposed Projects
- Project Presentations



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



- Finalize Project Profiles
- Vote on Recommended Projects
- Document Edits Complete

LPC Meeting #3 (Last Meeting)

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 (Today)

Key Milestones

- Planning process & engagement updates
- Confirm revitalization strategies
- Confirm project evaluation criteria
- Project sponsor presentations
- Identify additional project information needed to support decision-making
- Public comment

LPC Meeting #5 (Next Meeting)

Key Milestones

- Planning process & engagement updates
- Review and discuss proposed projects and project evaluations
- Identify additional project information needed to support decision-making
- Select preliminary slate of projects
- Public comment



Engagement Updates

PUBLIC SURVEY RESULTS

Engagement Updates

- Public survey was open July 8 to August 15 in English and Spanish
- Distributed survey flyers at Chautauqua Center Family Fun Day (8/8)
- 292 responses
- 72% Dunkirk residents
- 21% identified as Hispanic/Latino

**HOLA
DUNKIRK!**

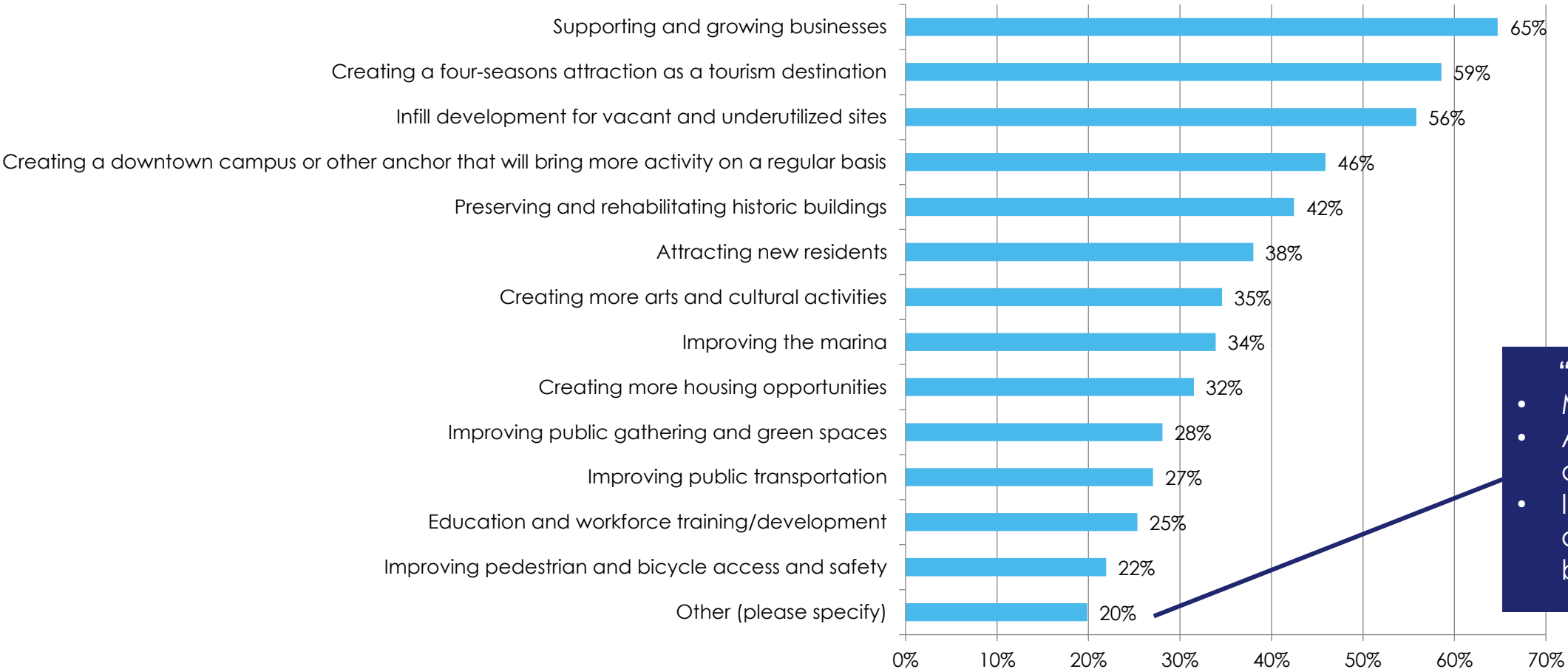
\$10 Millones por llegar a Dunkirk a través de la Iniciativa de Revitalización de Centros Urbanos (DRI) del Estado de Nueva York

¡Escanea aquí para compartir tus ideas!

Más información en:
DunkirkDRI.com

HIGHLIGHTS FROM PUBLIC SURVEY RESULTS

What are the highest priorities for downtown Dunkirk?

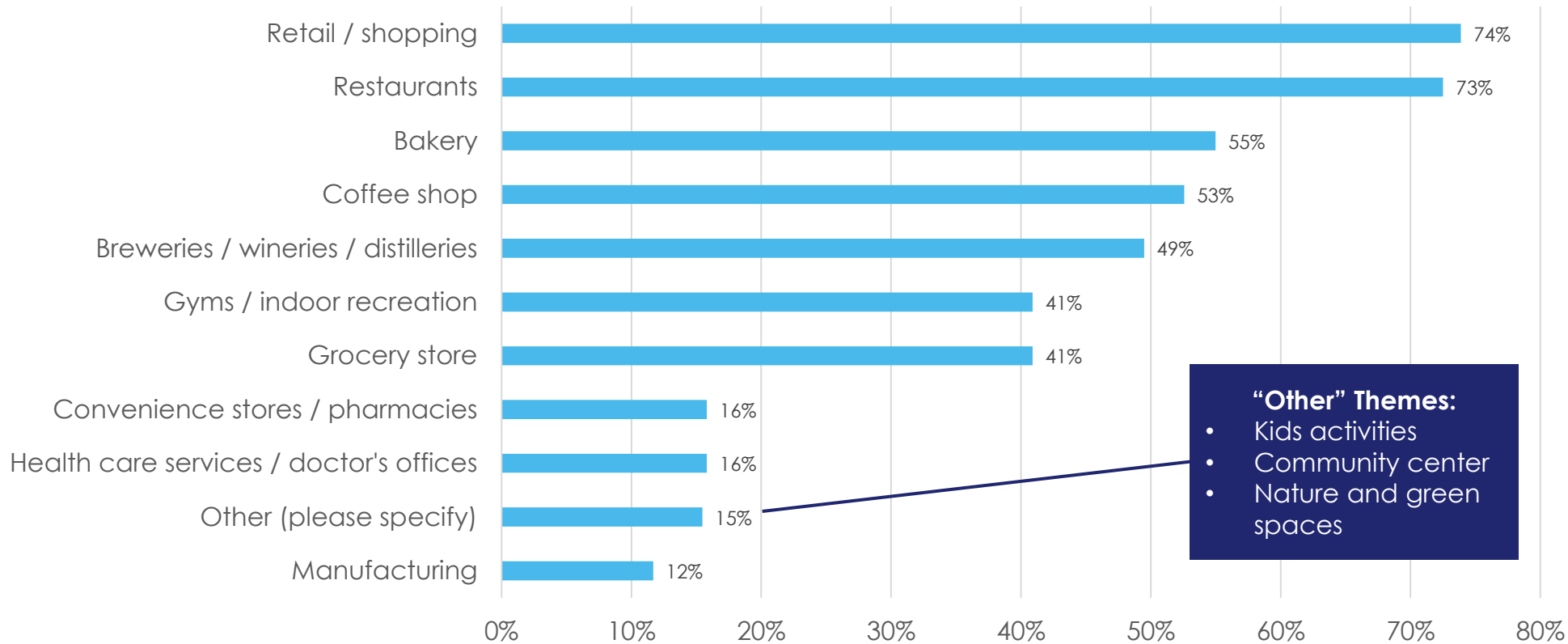


“Other” Themes:

- More jobs
- Activities for kids and young people
- Improving appearance and beautification

HIGHLIGHTS FROM PUBLIC SURVEY RESULTS

What type of businesses would you like to see in Downtown Dunkirk?



Full survey results will be distributed to LPC prior to individual evaluations

“Other” Themes:

- Kids activities
- Community center
- Nature and green spaces

PUBLIC FEEDBACK ON PROPOSED PROJECTS



- Transitioning from engagement on needs, challenges, and opportunities to **feedback on proposed projects**.
- Online public feedback form on projects is open **today** through **September 19**
- Feedback collected at upcoming in-person events:
 - Pop-up event at Back to School Bash, August 28
 - Public Workshop #2, September 14, 5pm-7pm at the Clarion
 - Dunkirk High School senior class engagement, September 14

PUBLIC FEEDBACK FORM ON PROJECTS

- Collect data on level of public support for each proposed project to inform LPC's evaluation
 - Level of Support (No, Neutral, High)
 - Does the project align with the DRI vision, goals, and strategies?
 - Will the project transform downtown Dunkirk?
 - Additional comments
- Data on public feedback will be synthesized and shared at LPC Meeting #5 (September 26)
- **Online form is open today (through September 19) at <https://www.surveymonkey.com/r/dunkirkform>**



Confirm DRI Strategies and Evaluation Criteria

CONFIRM 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

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

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

CONFIRM 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

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

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

CONFIRM LOCAL EVALUATION CRITERIA

Yes	Neutral	No	Consistent with Local Evaluation Criteria
			Sustainability: The project will have a sustainable, long-term impact in the downtown.
			Capacity: The project sponsors have the experience, resources, and other capabilities necessary to implement the project.
			Matching Funds: The project will leverage additional private and/or public funds.
			Market Demand and Economic Feasibility: There is sufficient local and/or regional demand for the project and the benefits of the project are greater than the costs.
			Transformational: The project has the potential to transform downtown Dunkirk visually and economically.

Other evaluation criteria include:

- Aligns with Dunkirk DRI Vision and Goals
- Aligns with State DRI Program Goals
- Aligns with WNY Regional Economic Development Council Strategies
- Aligns with State Evaluation Criteria

CONFIRM FINAL EVALUATION WORKSHEET

Printed Version:

Online Version:

Dunkirk Downtown Revitalization Initiative



Project Evaluation Worksheet

Project Name: _____

Yes	Neutral	No	Aligns with Dunkirk DRI Vision and Goals
			<p>Vision: 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.</p> <p>Goals:</p> <ol style="list-style-type: none"> 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 accessible by public transportation.



Dunkirk DRI LPC Project Evaluation Form

Please complete the Dunkirk DRI Project Evaluation Form for each of the 24 projects proposed for DRI funding.

There are five questions for each project. Each project takes roughly five minutes to evaluate. Please expect to spend about two hours to complete your evaluations for all 24 projects.

If you are signed into a Google account, your responses will save automatically in the form, meaning that your progress will be saved if you wish to close the form and return at a later time.

If you are not signed into a Google account and wish to save your progress, please click through to the end of the form and click "Submit." After you submit the form, you will be able to go back and edit your responses until the form is closed at the end of the evaluation period.

katie.osullivan@wsp.com [Switch account](#)



* Indicates required question

Email *

katie.osullivan@wsp.com

Your Name *

Test

Password: *



Project Presentations

OVERVIEW OF PROJECTS

- **Projects Proposed:** 24
- **Total DRI Request:** \$27,396,000
- **Total Project Cost:** \$138,279,000
- **Project Types:**
 - 3 Public Improvement Projects
 - 3 New Development Projects
 - 17 Redevelopment/Renovation of Existing Buildings
 - 1 Small Projects Fund
 - 4 Example Small Projects



OVERVIEW OF PROJECTS

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 Redevelop 314 Central Avenue	Chautauqua Home Rehabilitation and Investment Corporation (CHRIC)	\$940,000	\$720,000	77%
15 Construct Residential & Mixed-Use Development	Regan Development	\$34,469,000	\$500,000	1%

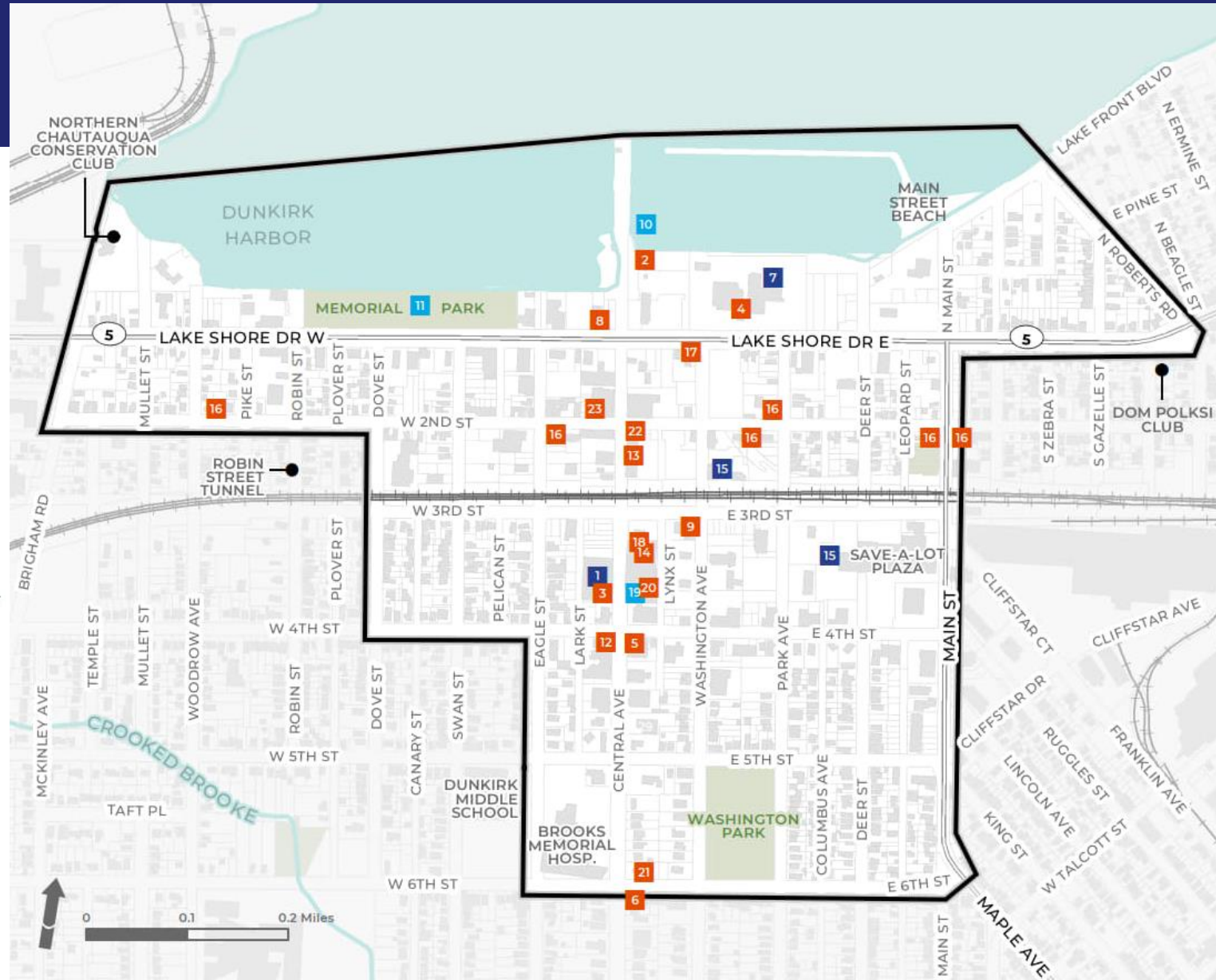
OVERVIEW OF PROJECTS

Project Title	Sponsor	Total Cost	DRI Funding	% DRI Funding
16 Create Rental Assistance Demonstration (RAD) Conversion	Dunkirk Housing Authority	\$34,600,000	\$500,000	1%
17 Redevelop the Macaroni Building	Savarino Development	\$3,980,000	\$500,000	13%
18 Create The Clubhouse	East Coast Investments Unlimited	\$550,000	\$400,000	73%
19 Rehabilitate Stearns Court Public Space	City of Dunkirk	\$400,000	\$400,000	100%
20 Renovate Mixed-Use Building on Central Avenue	Handsome Rob Holdings, LLC	\$376,000	\$274,000	75%
21 Improve Dunkirk Public Library	Dunkirk Public Library	\$260,000	\$221,000	85%
22 Renovate 200-202 Central Avenue	Buttered Biscuit Café LLC	\$300,000	\$200,000	67%
23 Revitalize the Coburn Block	Coburn Block LLC	\$218,000	\$76,000	35%
24 Small Projects Fund	City of Dunkirk	\$193,000	\$153,000	79%
Total: # Project Applications		\$138,279,000	\$27,396,000	

PROJECT LOCATIONS

-  DRI BOUNDARY
-  MAJOR ROAD
-  RAILROAD
-  NEW DEVELOPMENT
-  PUBLIC IMPROVEMENT
-  REDEVELOPMENT/REHABILITATION

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 CONSTRUCT CENTRAL AVE MIXED USE DEVELOPMENT 2 IMPROVE THE DUNKIRK MARINA WEST SIDE 3 CREATE WORKFORCE DEVELOPMENT TRAINING CENTER 4 RENOVATE THE CLARION HOTEL 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 REDEVELOP 314 CENTRAL AVENUE | <ul style="list-style-type: none"> 15 CONSTRUCT RESIDENTIAL AND MIXED-USE DEVELOPMENT 16 CREATE RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION 17 REDEVELOP THE DUNKIRK MACARONI BUILDING 18 CREATE THE BUCKETLIST 19 REHABILITATE STEARNS COURT PUBLIC SPACE 20 RENOVATE MIXED-USE BUILDING ON CENTRAL AVE 21 RESTORE THE HISTORIC PUBLIC LIBRARY 22 RENOVATE 200-202 CENTRAL AVENUE 23 REVITALIZE THE COBURN BLOCK |
|--|---|



Applicant Presentations

Applicants were asked to respond to the following questions in their presentations:

1. How will your project transform downtown Dunkirk?
2. How does your project support the Dunkirk DRI Vision and Goals?
3. What population(s) will your project serve (e.g., residents, visitors, students, employees, others)?
4. Are there particular demographics that describe your target market?
5. How will your project help attract additional private investment?
6. Do you have the capacity (including financing and site control) to begin construction within two years and complete the project within five years?

LPC members will document questions and comments on a worksheet:

Dunkirk Downtown Revitalization Initiative



Project Presentation Notes

LPC Member Name: _____

Instructions: Presentations by project sponsors are limited to three minutes, including questions. In most cases, we will be unable to get to Q&A. We are therefore asking LPC members to write down any questions or comments they have using this form, and to submit this form to the consultant team at the end of the meeting. The consultants will compile all the questions, follow up with project sponsors to collect answers, and distribute answers to LPC members in advance of individual project evaluations.

Project Title	Sponsor	Total Cost	DRI Funding	% DRI Funding	Questions and Comments
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%	

1. Construct Central Ave Mixed Use Development

Location: 323-325 Central Ave

Project Type: New Development

Description:

Construct a mixed-use development with 7,500 sf of ground floor commercial space, 45-50 market-rate apartments, and possible rooftop access providing views of Lake Erie. Parking will be provided behind the building.

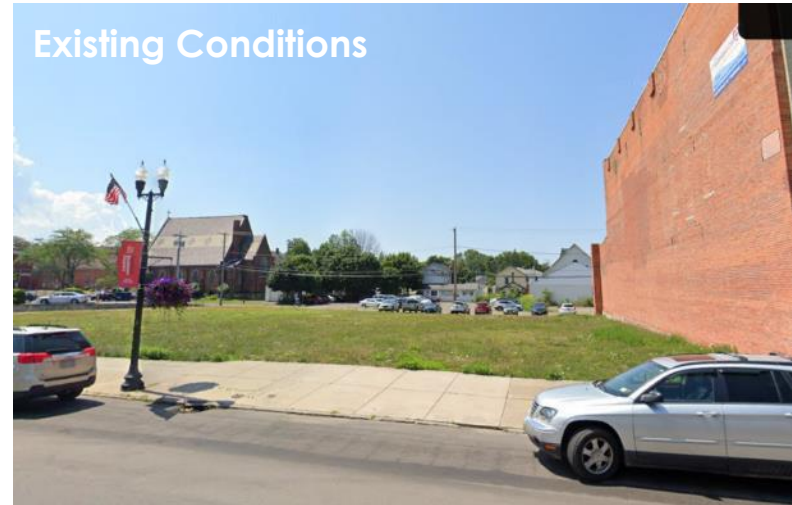
Applicant: Nostra Development

Partners: Total Wrecking and Environmental

Capacity:

Sponsor has extensive experience with new and re-use construction projects including mid-sized apartment buildings, large apartment complexes, and mixed-use developments.

Decarbonization: Required



DRI Request/Total Cost:

\$2,500,000 / \$11,750,000 (21% DRI)

Secured Funding: \$800,000

Existing Use: Vacant land

Proposed Use(s):



45-50 apartments
(1-2 BR)



Commercial
(7,500 sf ground floor)

2. Improve the Dunkirk Marina: West Side

Location: Dunkirk Harbor/Marina, West Side

Project Type: Redevelopment and/or Rehabilitation

Description:

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

Applicant: Chadwick Bay Marina

Partners: City of Dunkirk

Capacity:

Sponsor has experience with renovating an unused schoolhouse into apartments and making improvements to the marina.

Decarbonization: Not required



Existing Conditions

DRI Request/Total Cost:

\$2,478,000 / \$2,478,000 (100% DRI)

Secured Funding: \$0

Existing Use: Marina

Proposed Use(s):



Improve existing marina



2 apartments



Restaurant + cabana bar

3. Renovate the Clarion Hotel

Location: 30 Lake Shore Dr E

Project Type: Redevelopment and/or Rehabilitation

Description:

Renovate 120 hotel rooms, conference area, exterior grounds and pavilion, dining room, lobby, and building exterior. Rebrand to Steelbound Hotel and Conference Center. The exterior grounds will accommodate outdoor activities such as pickle ball and create space for collaborations with craft wineries and community organizations.

Applicant: Clarion Hotel and Conference Center

Partners: Bill Gugino Builders, Inc, InnCon LLC, Local Craft Wineries

Capacity: Sponsor has over 40 years of construction and development experience from commercial buildings, breweries and distilleries. Since Steelbound opened at the Clarion in July 2022, food and beverage sales have increased 210%, giving the hotel a 20-year high.

Decarbonization: Required



DRI Request/Total Cost:

\$2,200,000 / \$4,500,000 (49% DRI)

Secured Funding: \$300,000

Existing Use: Hotel, conference center, and brewery

Proposed Use(s):



Improve existing uses



Outdoor recreation

4. Create Workforce Development Training Center

Location: Location: 335 Central Ave

Project Type: Redevelopment and/or Rehabilitation

Description:

Renovate the Graf Building to house the Workforce Development Training Center, the Chamber of Commerce, the Small Business Development Center, and childcare 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.

Applicant: Jamestown Community College (JCC)

Partners: The Krog Group, City of Dunkirk, Chautauqua County IDA, NYS Small Business Development Center, and Dunkirk Chamber of Commerce

Capacity:

JCC has served Dunkirk since 1990 through its North County Extension Center, which offers training and workforce development programs. The Krog Group is WNY's largest construction firm with over 25 years of experience in the design-build delivery process.

Decarbonization: Required



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

Secured Funding: \$1,300,000

Current Use: County offices

Proposed Use(s):



5. Redevelop Ehlers Building

Location: 400-402 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

Renovate a 19,000 sf 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).

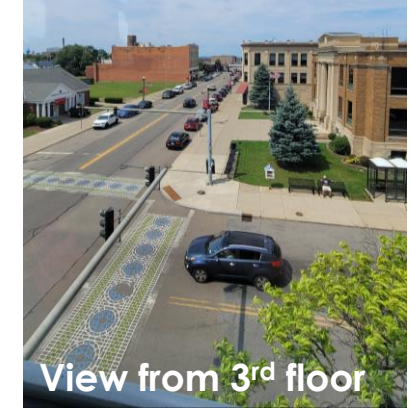
Applicant: Chadwick Bay Property Management

Partners: Chautauqua County Land Bank

Capacity:

Sponsors currently own and operate an antique co-op, interior design company, and restaurant. They also have residential remodel and property management experience.

Decarbonization: Required



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

Secured Funding: \$0

Current Use: Vacant building

Proposed Use(s):



Retail



Restaurant



2+ Apartments

6. Create ADAMS Event and Community Center

Location: 600 Central Ave

Project Type: Redevelopment/Renovation

Description:

Renovate the ADAMS art center (2,500 sf former church) including a 2,000 sf gallery (multi-use space), work suite with a full kitchen, and an apartment (attached 1,800 sf house). Renovations include improvement to the exterior, mechanical, electrical, and plumbing. Renovations will support events and educational and community programming

Applicant: Access to the Arts, Inc.

Partners: 20 project partners listed including public, private, and nonprofit organizations.

Capacity:

Sponsor initiated renovations in 2018 with philanthropic and Community Development Block Grant funding. Sponsor Board member has worked on projects of similar magnitude in NYC.

Decarbonization: Required



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

Secured: \$0

Current Use: Vacant building

Proposed Use(s):



7. Create Indoor Water Park

Location: 30 Lake Shore Dr E

Applicant: Clarion Hotel and Conference Center

Project Type: New Development

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

Applicant: Clarion Hotel and Conference Center

Partners: Bill Gugino Builders, InnConn, Preeminent Development and Design

Capacity:

Sponsor has over 40 years of construction and development experience from commercial buildings, restaurants, and breweries.

Decarbonization: Required



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

Secured: \$5,000,000

Current Use: Vacant lot

Proposed Use(s):



Indoor Recreation

8. Redevelop Demetri's on the Lake

Location: 6-8 Lake Shore Drive W

Project Type: Redevelopment/Renovation

Description:

Renovate interior of the first-floor restaurant (2,200 sf) and second floor (4,000 sf) space, replace the waterfront deck (3,000 sf) and improve the building facade. Second floor renovations will include converting former restaurant and kitchen areas into market rate apartments.

Applicant: Demetri's on the Lake

Partners: None

Capacity:

Sponsor has undertaken multiple interior remodeling projects, construction of a 3,000-sf, two-story addition to the restaurant, and construction and expansion of the current outdoor deck and bar area.

Decarbonization: TBD whether requirements apply



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

Secured: \$250,000

Current Use: Restaurant

Proposed Use(s):



Improve existing use



Apartments
(# TBD, 0-2 BR)

9. Create Life Skills Youth Center

Location: 21 E Third St.

Project Type: Redevelopment/Renovation

Description:

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

Applicant: Kids at Promise

Partners: Ralph Wilson Foundation

Capacity:

Sponsor has managed multiple community development projects including an art mural, outdoor ice rink, and a kickball/wiffle ball field.

Decarbonization: Required



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

Secured: \$0

Current Use: Vacant Building

Proposed Use(s):



Education



Childcare

10. Improve the Dunkirk Marina East Side

Location: Dunkirk Harbor/Marina, East Side

Project Type: Public Improvement

Description:

Replace docks with permanent structures, upgrade electrical equipment for docks, establish and closed-circuit camera security system.

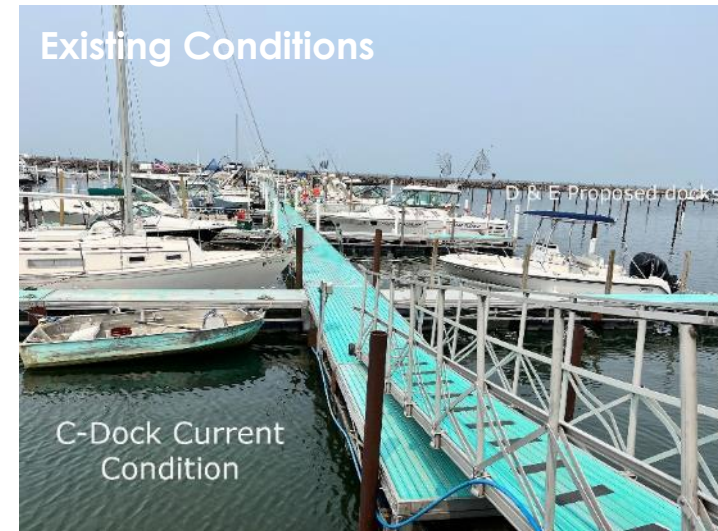
Applicant: City of Dunkirk

Partners: Chadwick Bay Marina

Capacity:

The City of Dunkirk has dedicated planning and development staff, fully capable and experienced in grant administration and project management

Decarbonization: Not required



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

Secured: \$0

Current Use: City-owned marina

Proposed Use(s):



Improve Existing Use



Outdoor Recreation

11. Improve Memorial Park

Location: 70 Lake Shore Drive W

Project Type: Public Improvement

Description:

Construct a 2,800 sf public amphitheater with an attached 2,000 sf tourism/welcome center, backstage area, and bathroom facility. Other improvements include pedestrian walkway, lighting, and landscaping enhancements.

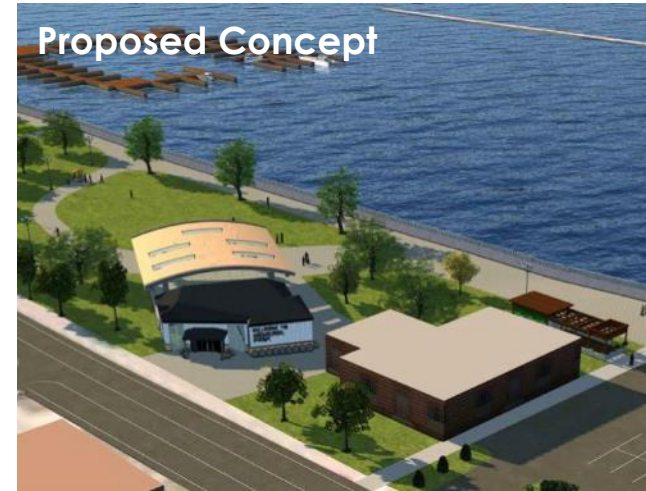
Applicant: City of Dunkirk

Partners: Dunkirk Local Development Corporation (DLCD)

Capacity:

The City of Dunkirk has dedicated planning and development staff, fully capable and experienced in grant administration and project management.

Decarbonization: Not required



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

Secured: \$0

Current Use: City park

Proposed Use(s):



Improve Existing Use



Events

12. Redevelop Lake Shore National Savings Bank

Location: 401-403 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

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

Applicant: Savarino Companies

Partners: None

Capacity:

Sponsor has a successful track record of building restoration as a developer, owner, builder, and property manager.

Decarbonization: TBD whether requirements apply




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

Secured: \$0

Current Use: Vacant building

Proposed Use(s):

 Commercial
(4,000 sf ground floor)

 1 Apartment
(2-3 BR)

13. Fit Out and Equip New Wet Laboratories for Life Sciences

Location: 214 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

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

Applicant: SUNY Fredonia Center for Innovation & Economic Development

Partners: An interested molecular biology life sciences company

Capacity:

Sponsor has the full support of the university administration and would provide directional and operational support for project implementation and grant administration.

Decarbonization: Not required



Proposed Concept

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

Secured: \$0

Current Use: Vacant space (“vanilla box” condition)

Proposed Use(s):



Research

14. Redevelop 314 Central Ave

Location: 314 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

Redevelop the 3-story, 22,000 sf 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.

Applicant: Chautauqua Home Rehabilitation and Improvement Corporation (CHRIC)

Partners: City of Dunkirk

Capacity:

Sponsor annually secures approximately \$1-1.5 million in program funds to complete development projects throughout the County.

Decarbonization: TBD whether requirements apply



DRI Request/Total Cost: \$720,000/\$940,000
(77% DRI)

Secured: \$0

Current Use: Office building

Proposed Use(s):



Education (Home ownership)



5-7 Apartments

15. Construct Residential and Mixed Use Development

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

Project Type: New Development

Description:

Construct apartments (100% affordable) and commercial space in three-story buildings across two sites.

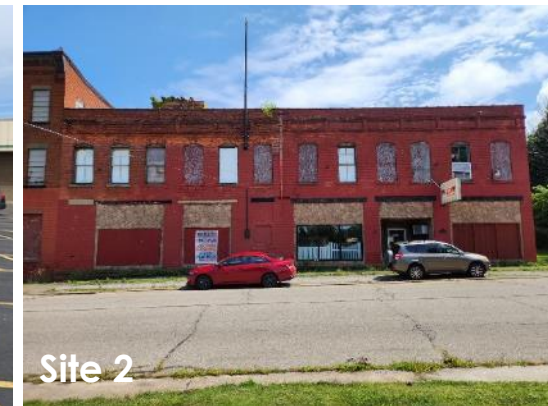
- Site 1: 30 apartments with 6,700 square feet of commercial space for an affordable daycare center.
- Site 2: 48 apartments

Applicant: Regan Development Corporation

Partners: NYS Homes and Community Renewal (HCR), Chautauqua County Industrial Development Agency, Coppola Associates, BE3 Corp., Calogero Partners, Regions Affordable Housing, Soldier On

Capacity:

Sponsor has developed over 3,000 units and over \$750 million in new construction and adaptive reuse in New York, New Jersey, Connecticut, Pennsylvania, and Massachusetts.



DRI Request/Total Cost: \$500,000/ \$34,469,000 (1% DRI)

Secured: \$0

Current Use: Vacant lot

Proposed Use(s):

Decarbonization: Required



16. Create Residential Assistance Demonstration (RAD)

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

Project Type: Redevelopment/Rehabilitation

Description:

Redevelop 76 residential units of the DHA's property portfolio by completing a RAD conversion. 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.

Applicant: Dunkirk Housing Authority

Partners: Southern Tier Environments for Living, Edgemere

Capacity:

Sponsor has provided city residents with clean, safe, and affordable housing for many years and has relative experience working with both Federal and State capital grants and resources

Decarbonization: Required



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

Secured: \$0

Current Use: Affordable housing

Proposed Use(s):



Improve Existing Use

17. Redevelop the Dunkirk Macaroni Building

Location: 23-25 Lake Shore Drive

Project Type: Redevelopment/Rehabilitation

Description:

Convert the 11,000 sf, 4-story Macaroni building into a mixed-use site containing first-floor commercial space for medical practices(1,500 sf) and 13 upper-story lofted apartment units.

Applicant: Savarino Companies

Partners: Current building owners

Capacity:

Sponsor has a successful track record of building restoration as a developer, owner, builder, and property manager.

Decarbonization: TBD whether requirements apply



DRI Request/Total Cost: \$500,000/\$3,980,000
(13% DRI)

Secured: \$0

Current Use: Vacant Building

Proposed Use(s):



Commercial
(1,500 sf ground floor)



13 Apartments

18. Create The Clubhouse

Location: 310 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

Create a state-of-the-art simulator/sports bar for residents and tourists to play simulated sports year-round including golf, football, baseball, bowling, archery, and more. The upstairs will be converted into two affordable apartments.

Applicant: East Coast Investments Unlimited

Partners: None

Capacity: Sponsors have participated in large demolition and construction projects

Decarbonization: TBD whether requirements apply



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

Secured: \$0

Current Use: Doctor's office

Proposed Use(s):



Restaurant
and sports bar



2 Apartments

19. Rehabilitate Stearns Court Public Space

Location: 334-336 Central Ave

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.

Applicant: City of Dunkirk

Partners: SUNY Fredonia, Dunkirk City Schools, Dunkirk Chamber of Commerce

Capacity:

Sponsor has dedicated planning and development staff, fully capable and experienced in grant administration and project management.

Decarbonization: Not required



DRI Request/Total Cost: \$400,000/\$400,000
(100% DRI)

Secured: \$0

Current Use: Underutilized patio space

Proposed Use(s):



Improving
existing use



Events

20. Renovate Mixed-Use Building on Central Ave

Location: 332 Central Ave

Project Type: Redevelopment/Rehabilitation

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 sf affordable housing unit.

Applicant: Handsome Rob Holdings

Partners: Cattaraugus County Bank, LaBella Associates

Capacity:

Sponsor has experience in restaurant renovation and grant administration. Sponsor has implemented renovations in the past through public funding programs.

Decarbonization: Not required

Proposed Concept



DRI Request/Total Cost: \$274,000/\$376,000
(73% DRI)

Secured: \$0

Current Use: Central Station restaurant

Proposed Use(s):



Improve Existing Use



1 Apartment

21. Restore the Historic Dunkirk Public Library

Location: 536 Central Ave

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description:

Restoration work to the library includes:

- 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.

Applicant: Dunkirk Public Library

Partners: Dunkirk Public School System, Walter Management

Capacity:

Sponsor has experience in obtaining funding for and implementing similar projects, including recent restoration of front entry.

Decarbonization: Required



DRI Request/Total Cost: \$4,500,000 / \$11,750,000
(38% DRI)

Secured: \$39,000

Current Use: Public library

Proposed Use(s):



Improve existing use

22. Renovate 200-202 Central Avenue

Location: 200-202 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

Renovate the former Aida's café space (1,200 sf) 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

Applicant: Buttered Biscuit Café LLC

Partners: None

Capacity:

The project sponsor owns and maintains the property and three additional properties.

Decarbonization: Not required



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

Secured: \$100,000

Current Use: 5 apartments and car detailing business

Proposed Use(s):



Improving existing use



Café/Restaurant

23. Revitalize the Coburn Block

Location: 127 Central Ave

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description:

Create transformational changes to the exterior of the building and the streetscape along the Central Ave corridor. The project includes approximately 150,000 sf of exterior space that is planned to be renovated to contribute sustainability and vibrance.

Applicant: Coburn Block LLC

Partners: Local contractors

Capacity:

Sponsor has experience in improving homes in Dunkirk and Northern Chautauqua and Cattaraugus Counties

Decarbonization: Not required



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

Secured: \$70,650

Current Use: Ground floor commercial (vacant and occupied), and upper-story apartments

Proposed Use(s):



Improving existing use



Outdoor space

24. Small Projects Fund

Location: Projects must be located within the DRI Area

Project Type: Small Projects

Description:

Support projects that revitalize Downtown Dunkirk through building renovations, business assistance (commercial machinery and equipment), public art, and soft costs (architecture and engineering).

Applicant: City of Dunkirk

Partners: NYS Homes and Community Renewal (HCR), consultant for grant administration, funding recipients

Capacity:

Sponsor has dedicated planning and development staff, fully capable and experienced in grant administration and project management.

Decarbonization: TBD based on proposed project improvements and thresholds set by City and HCR.



Existing Conditions



DRI Request/Total Cost of Example Projects: \$153,000/ \$193,000 (79%)

Secured: 25% local match required

Example Projects:

- Improve Matt's News Convenience Store (\$20,500)
- Improve Alma Latina Mex (\$82,000)
- Expand Taqueria Mexicana Dining Room (\$50,000)
- Improve the Dunkirk Elks Lodge



Next Steps

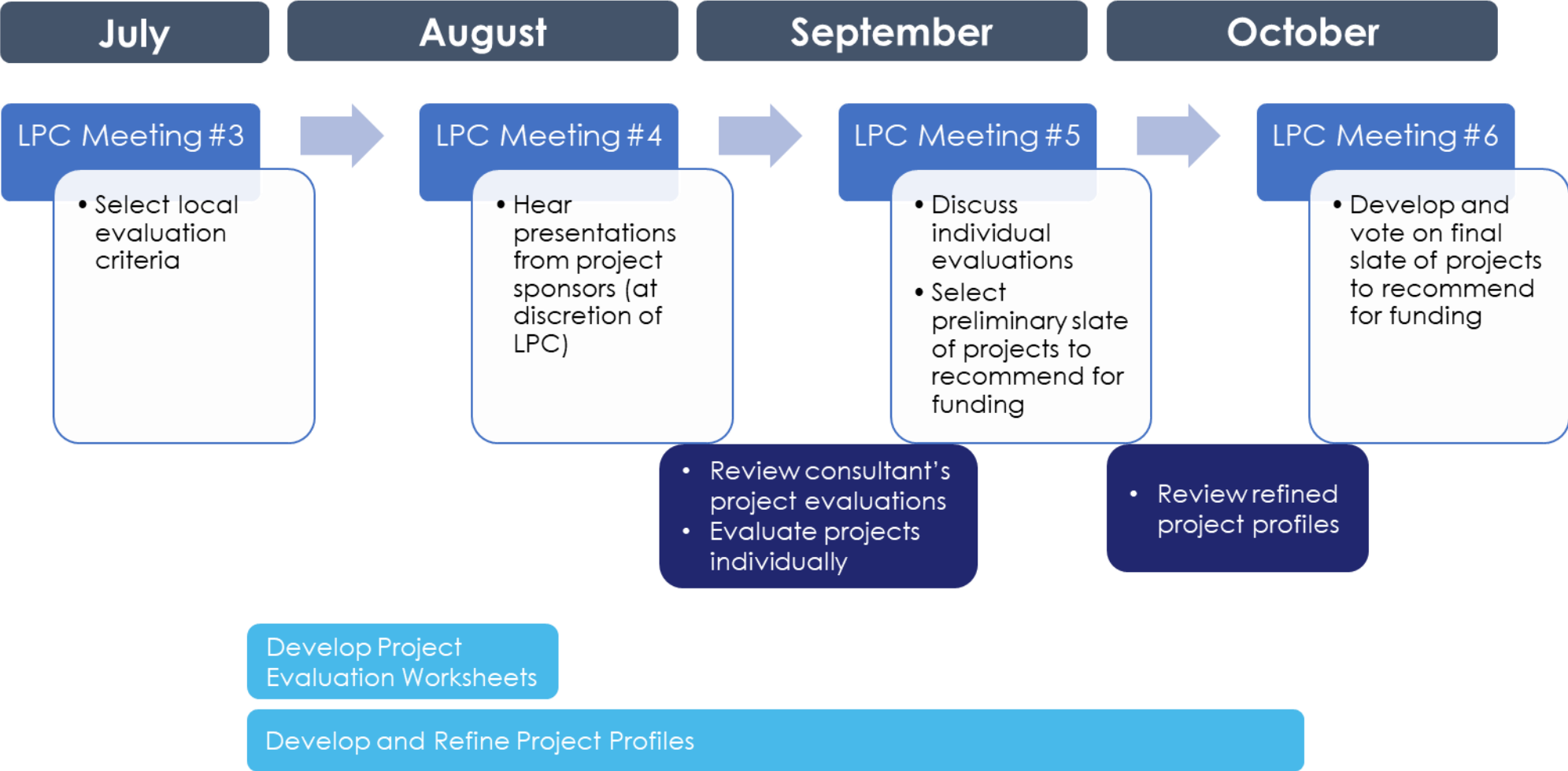
PROJECT EVALUATION

Evaluation Timeline

LPC Meeting Business

LPC Homework

Consultant Team Tasks



COMMUNITY ENGAGEMENT

Please share with your networks!

- Online Public Feedback Form on projects is open from today through September 19th:
<https://www.surveymonkey.com/r/dunkirkform>
- Upcoming Pop-up Events:
 - Pop-up event at Back to School Bash, August 28
 - Dunkirk High School senior class engagement, September 14
- Public Workshop #2
 - Thursday September 14, 5pm-7pm
 - Clarion Hotel Bayside Ballroom

See more
info and
links at
website
DunkirkDRI
.com



UPCOMING DELIVERABLES

LPC will receive materials to inform individual evaluations by the end of the month:

- Public Survey Report
- Synthesis of Trends, Opportunities, and Challenges from the Downtown Profile & Assessment
- Draft Project Profiles
 - Consultant team will continue to refine the profiles with project sponsors through September.

Deliverables will be integrated into the **Strategic Investment Plan:**

- Will recommend final slate of projects to the state for funding
- Includes Downtown Profile and Assessment; Public Engagement; Community Vision, Goals, and Strategies; and Project Profiles.

REMAINING LPC MEETINGS

Please share with your networks!

- LPC Meeting #5 (Sep 26): Review project evaluations and vote on preliminary slate of projects
- LPC Meeting #6 (Oct 24): Updates on preliminary slate of projects and formal vote on final slate of projects to include in Strategic Investment Plan.





Public Comment