

City of Dunkirk Downtown Revitalization Initiative (DRI)



Local Planning Committee (LPC) Meeting #6
October 24, 2023, 5:30 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
- 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 #5

LPC Meetings and Planning Process

Engagement Updates

Review Other Potential Funding Sources

Recap Project Evaluation and Selection

Review Project Updates

Vote on Final Slate of Projects

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
- Draft Slate of Recommended Projects



- Finalize Project Profiles
- Vote on Recommended Projects
- Submit Final Draft Strategic Investment Plan to State

LPC Meeting #5 (Last Meeting)

Key Milestones

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

LPC Meeting #6 (Today)

Key Milestones

- Planning process and engagement updates
- Review final draft project profiles and project updates
- Discuss projects for which a decision has not yet been made
- Develop and vote on final slate of proposed projects
- Discuss implementation phase
- Public comment

Next Steps in Planning Process

Key Milestones

- LPC to complete DRI ballot to formalize project selections
- Public Workshop #3, Thursday, November 2, 5pm-7pm
- Consultant team to draft Strategic Investment Plan
- Final draft Strategic Investment Plan submitted to New York State
- Projects recommended for funding by the LPC will be reviewed by the State, which will select projects for DRI grant awards



Engagement Updates

ENGAGEMENT UPDATES

- Summary of Public Workshop #2 and Online Feedback Form results posted on the website, DunkirkDRI.com
- Public Workshop #3 (11/2, 5-7pm)
 - Dunkirk High School Cafeteria
 - Recap planning process, present recommended projects, discuss implementation, and **celebrate!**





Review Other Potential Funding Sources

PARKS, TRAILS, AND STREETSAPES

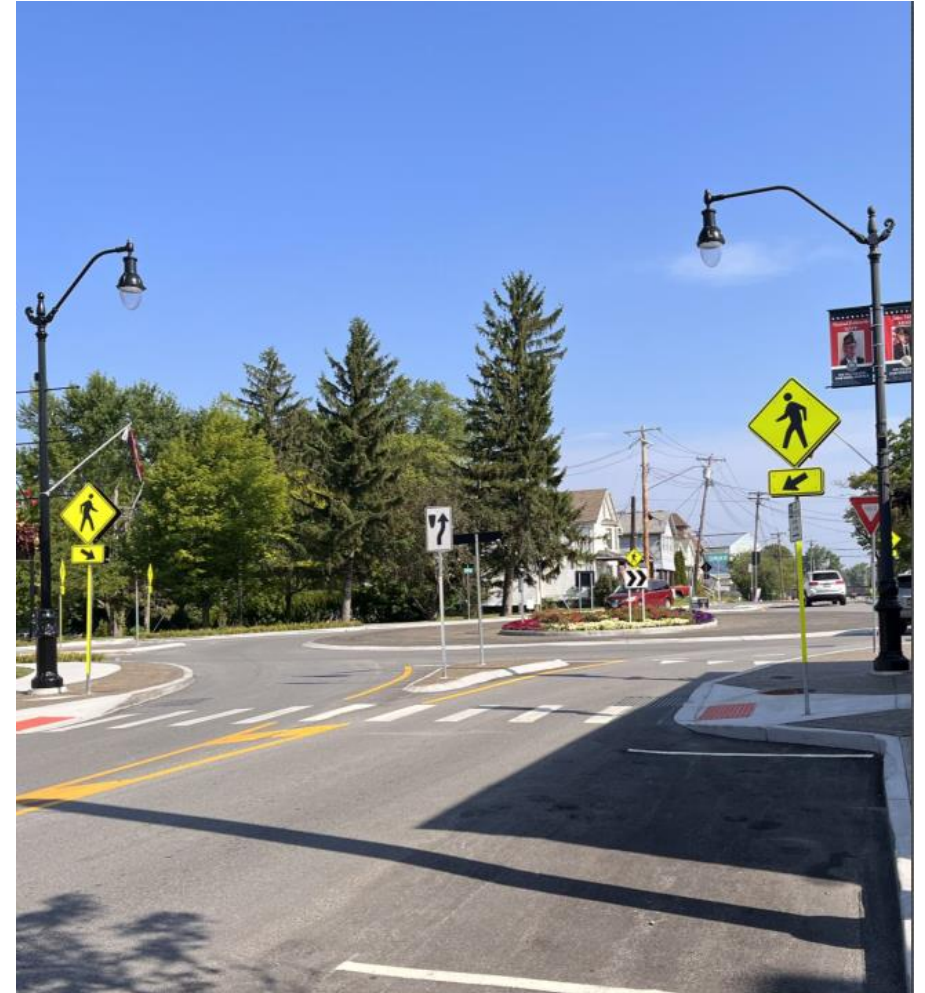
Other Potential Funding Sources

Environmental Protection Fund

- *Amount:* Up to \$500,000, 25% match in Dunkirk (reduced from 50% as high-poverty area)
- *Eligibility:* Capital projects that protect the environment and enhance communities, e.g., restoring historic sites. Awarded to municipalities and nonprofits with ownership interest.
- *How to apply:* Grant opportunities are posted to the New York State Department of Environmental Conservation (DEC) website.

Climate Smart Communities Program

- *Amount:* Up to \$2,000,000, 50% match
- *Eligibility:* Projects that reduce greenhouse gas emissions such as trails and complete streets. Awarded to municipalities.
- *How to apply:* Through annual Consolidated Funding Application. Application period is typically open 2.5 months from Spring to Summer.



PARKS, TRAILS, AND STREETSCAPES

Other Potential Funding Sources

Transportation Alternatives Program (TAP), Congestion Mitigation and Air Quality (CMAQ) and Carbon Reduction Program (CRP)

- *Amount:* \$500,000 to \$5,000,000, 20% match
- *Eligibility:* Bike, pedestrian, transit, and other transportation projects that reduce emissions. Awarded to local governments, transit, and other public agencies that can partner with nonprofits and schools.
- *How to apply:* New York State Department of Transportation (NYSDOT) opens applications every 2-4 years. NYSDOT is currently accepting applications through January 9, 2024



BUILDINGS AND ECONOMIC DEVELOPMENT

Other Potential Funding Sources

New York Main Street Program

- *Amount:* Up to \$500,000, 25% match
- *Eligibility:* Commercial/residential improvements, streetscape, or technical assistance. Awarded to municipalities and nonprofits.
- *How to apply:* Through annual CFA. Application period is typically open 2.5 months from Spring to Summer.

RESTORE NY

- *Amount:* Up to \$2,000,000 10% match
- *Eligibility:* Projects involving demolition or rehab of vacant, abandoned, or condemned properties. Municipality must initiate application.
- *How to apply:* Through CFA when application period is announced. Last year, application period was 10/28/22-1/27/23.



BUILDINGS AND ECONOMIC DEVELOPMENT

Other Potential Funding Sources

Historic Tax Credits

- *Amount:* Up to \$5,000,000, 70-80% match
- *Eligibility:* Interior and exterior rehabilitation work to certified historic structures that are commercial/income-producing property including residential rentals.
- *How to apply:* Submit electronic application to both the State Historic Preservation Offices and to the National Park Service on a rolling basis.



Brownfield Cleanup Program Tax Credits

- *Amount:* Up to \$35,000,000, 76-90% match
- *Eligibility:* Project must be located at a brownfield site, any property where a contaminant is present at levels meeting DEC guidance
- *How to apply:* To claim credits, apply to the DEC's Brownfield Cleanup Program.



BUILDINGS AND ECONOMIC DEVELOPMENT

Other Potential Funding Sources

Empire State Development Capital Grants

- *Amount:* \$50,000+ (no limit), 80% match
- *Eligibility:* Capital-based projects to create or retain jobs, reduce unemployment, and increase economic activity. Grants may be used for property acquisition, demolition, new construction, renovation, soft costs and more.
- *How to apply:* Through CFA, quarterly

Community Development Block Grants (CDBG) Economic Development Program

- *Amount:* \$100,000-\$750,000, 60% match
- *Eligibility:* Economic Development and Small Business to assist for-profit businesses to create or retain permanent employment. Awarded to municipalities.
- *How to apply:* Through CFA Open Round process.



AFFORDABLE HOUSING

Other Potential Funding Sources

New York State Homes and Community Renewal Programs

- Community Controlled Affordable Housing Program (Up to \$50,000 per unit for housing development)
- Low-Income Housing Trust Fund Program (Up to \$125,000 per unit)
- Housing Development Fund Program
- Low-Income Housing Tax Credit Program
- HOME Program
- Community Investment Fund Program (loans to develop commercial or community facilities serving HCR-financed affordable residential development.) 33% match.



Market NY Regional Tourism Capital Program (Empire State Development)

- *Amount:* At least \$150,000, 80% cash match
- *Eligibility:* Projects that include plans to expand, construct, restore or renovate New York State tourism destinations and attractions. Awarded to municipalities, nonprofits, and for-profit companies.
- *How to apply:* Through CFA. Application period is typically open 2.5 months from Spring to Summer.



ARTS & CULTURE

Other Potential Funding Sources

Capital Improvement Grants for Arts and Culture (New York State Council On The Arts)

- *Amount:* Small and mid-sized grants of up to \$2M. Large grants of \$2M-\$10M (50% match). Grants up to \$50K with no match for small nonprofits.
- *Eligibility:* Capital improvements by nonprofit arts and culture organizations
- *How to apply:* Register, prequalify, and apply in the New York State Grants Gateway. Deadline is January 11, 2024.





Recap of Project Evaluation and Selection

EVALUATION CRITERIA

- 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
 - Project readiness
 - Catalytic effect
 - Cost effectiveness
 - Co-benefits
- Aligns with Local Evaluation Criteria
 - Sustainability
 - Capacity
 - Matching Funds
 - Transformational
 - Synergy
 - Market demand and economic feasibility

PROJECT REVIEW: AVAILABLE OPTIONS

- Recommend for DRI funding directly
- Recommend for Small Project Fund only (if appropriate)
- Keep as priority project in the plan, but recommend for other funding
- Remove from funding consideration and do not include in the plan
- Request more information (tabled until next meeting)

PRELIMINARY SLATE OF PROJECTS (LPC MEETING #5)

- **Projects:** 11
- **Total DRI Funding:** \$12,247,000
- **Total Project Cost:** \$87,188,000
- **Project Types:**
 - Training, Education
 - Hospitality
 - Recreation
 - 3 Mixed-use
 - 2 Public Space
 - 2 Affordable housing
 - Small Projects (\$600,000)



**Downtown
Revitalization
Initiative**

PROJECTS RECOMMENDED TO INCLUDE PRELIMINARY SLATE (LPC MEETING #5)

| Project # | Project Title | Sponsor | Total Project Cost | DRI Requested | DRI Funding Recommended |
|--------------------------------------|---|-------------------------------------|--------------------|---------------|-------------------------|
| 3 | Refurbish the Graf Building to House a Workforce Development Training Center | Jamestown Community College | \$3,500,000 | \$2,200,000 | \$2,200,000 |
| 4 | Modernize the Clarion Hotel Building and Exterior Grounds | Clarion Hotel and Conference Center | \$4,500,000 | \$2,200,000 | \$2,200,000 |
| 5 | Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments | Chadwick Bay Property Management | \$2,600,000 | \$2,100,000 | \$2,100,000 |
| 10 | Reinvigorate the Dunkirk Marina's East Side with Expanded Boating Facilities and a Security System | City of Dunkirk | \$2,000,000 | \$2,000,000 | \$2,000,000 |
| 11 | Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways | City of Dunkirk | \$950,000 | \$950,000 | \$950,000 |
| 15 | Construct 78 Affordable Apartments and Daycare Facility Across Two Sites on East 4th Street and Washington Ave | Regan Development | \$34,469,000 | \$500,000 | \$500,000 |
| 16 | Redevelop 31 Affordable Housing Units Across 7 Sites through a Rental Assistance Demonstration (RAD) Conversion | Dunkirk Housing Authority | \$34,570,000 | \$500,000 | \$500,000 |
| 19 | Rehabilitate Stearns Court Public Space with Outdoor Dining and Decorative Features | City of Dunkirk | \$423,000 | \$423,000 | \$423,000 |
| 20 | Renovate Central Station Building to Expand Restaurant and Add One Apartment | Handsome Rob Holdings LLC | \$376,000 | \$274,000 | \$274,000 |
| 17 | Renovate the Macaroni Building to House 13 Market-Rate Apartments and Medical Offices | Lakeside Werks LLC | \$3,200,000 | \$500,000 | \$500,000 |
| 24 | Small Projects Fund | City of Dunkirk | \$600,000 | \$600,000 | \$600,000 |
| Total DRI Funding Recommended | | | | | \$12,247,000 |



Review Project Updates

1. Construct 45+ Market-Rate Apartments and Commercial Space at 323-325 Central Ave

PRIOR SCOPE

TABLED

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



DRI Request/Total Cost:

\$4,500,000 / \$11,300,000 (40% DRI)

Secured Funding:

\$800,000

Existing Use: Vacant land

Proposed Use(s):



45-50 apartments
(1-2 BR)



Commercial
(7,500 sf ground floor)

1. Construct 20 Market-Rate Apartments and Commercial Space at 323-325 Central Ave

Location: 323-325 Central Ave

Project Type: New Development

Description:

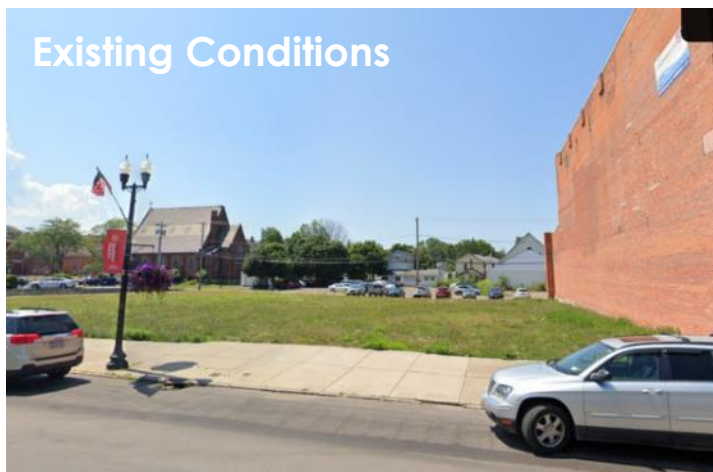
Construct a 21,100 sf mixed-use development with 3,000 sf of ground floor commercial space and 20 market-rate apartments.

Applicant: Nostra Development

Partners: Total Wrecking and Environmental

Capacity:

Sponsor experience includes construction (currently underway) of a 52-unit apartment and townhome complex in the Village of Williamsville (Drexel Hill Apartments) and full interior gut and rehab of an 11-unit luxury apartment building with commercial at 585 Delaware Street in North Tonawanda.



DRI Request/Total Cost:

\$2,458,000 / \$3,849,000 (64% DRI)


Secured Funding:

\$920,000

Existing Use: Vacant land

Proposed Use(s):

 20 apartments
(1-2 BR)

 Commercial
(3,000 sf ground floor)

UPDATE

TABLED

LPC QUESTION:

Can the project move forward with \$2.5M in DRI funding?

1. Construct 20 Market-Rate Apartments and Commercial Space at 323-325 Central Ave

TABLED

Strengths

- Would be transformative, activating a vacant lot on Central Ave
- Fills a need for more market-rate, high-end housing options
- Applicant reduced project scope for a smaller DRI request in response to LPC's request

Weaknesses

- Sponsor has concerns about project financing
- Project would require progress payments (monthly requested) to move forward, which is not possible for commercial sponsors in the DRI program
- Limited sponsor experience: has not yet completed a new construction project
- DRI funding increased from 40% to 64% of project cost

2. Reinvigorate the Dunkirk Marina's West Side with Boating Facilities, Over Water Patio, Restaurant, Two Apartments, and Seasonal Cabana Bar

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.



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

PRIOR
SCOPE

OTHER
FUNDING

2. Reinvigorate the Dunkirk Marina's West Side with Boating Facilities and Public Access

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, renovated docks, boater amenities, and public access including Shoreline Trail connector.

Applicant: County of Chautauqua IDA

Partners: City of Dunkirk

Capacity:

Sponsor is an economic development organization that facilitates development and offers incentives including tax abatements, low interest loans, and bond financing.



Existing Conditions

DRI Request/Total Cost:

\$1,000,000 / \$1,000,000 (100% DRI)

Secured Funding:

\$0

Existing Use: Marina

Proposed Use(s):

 Improve existing marina

UPDATE

OTHER
FUNDING

Project sponsor changed, scope reduced, purchase agreements in place

2. Reinvigorate the Dunkirk Marina's West Side with Boating Facilities and Public Access

OTHER
FUNDING

Strengths

- Enhances public access to the waterfront
- Expands capacity for boating and tourism in the Dunkirk Harbor
- Synergistic with Marina East Side project and existing dining/retail
- In-water improvements expand future landside development potential
- Applicant is in discussion with experienced marina operator

Weaknesses

- 100% DRI-funded
- Marina operator is to be determined

5. Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments

PRIOR
SCOPE

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.



DRI Request/Total Cost:

\$2,100,000M / \$2,600,000 (79% DRI)

Secured Funding:

\$0

Current Use: Vacant building

Proposed Use(s):



PRELIM-
INARY
SLATE

5. Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments

UPDATE

PRELIMINARY SLATE

Location: 400-402 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

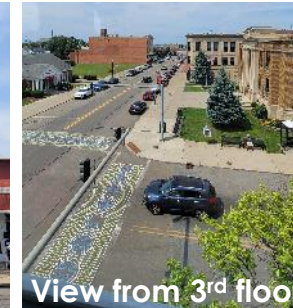
Renovate a 19,000 sf building into a mixed-use property consisting of a restaurant, two residential units, and retail (destination antique co-op auction house, art, and event space). There will be fewer apartments, and the retail footprint may be reduced if needed.

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.



DRI Request/Total Cost:

\$1,400,000 / \$1,750,000 (80% DRI)

Secured Funding:

\$0

Current Use: Vacant building

Proposed Use(s):

 Retail

 Restaurant

 2 Apartments (Reduced from 2+)

Applicant reduced scope and DRI request to address financing concerns.

5. Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments

PRELIMINARY SLATE

Strengths

- Provides multiple activity-generating uses (restaurant and retail) and market-rate housing in distinctive and highly-visible historic building on Central Ave corner lot.
- Applicant reduced budget due to concerns about financing. Applicant expects to obtain a bridge or construction loan and has experience obtaining multiple mortgages (up to 16 at once) on other properties
- Sponsor currently owns and operates businesses of proposed uses

Weaknesses

- Details of reduced scope are unclear
- The project is 80% DRI-funded

6. Rehabilitate the ADAMS Building to House an Event Space, Work Suite with Full Kitchen, and One Market-Rate Apartment

PRIOR SCOPE

TABLED

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.



DRI Request/Total Cost:

\$2,012,000 / \$2,012,000 (100% DRI)

Secured:

\$0

Current Use: Vacant building

Proposed Use(s):



Education



1 Apartment



Events

6. Renovate Historic Church into a Youth Center, Multi-Use Event Space, and Two Luxury Apartments

UPDATE

Location: 600 Central Ave

Project Type: Redevelopment/Renovation

Description:

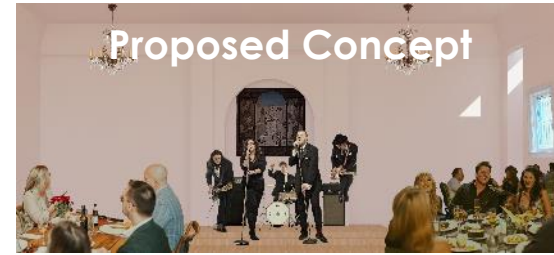
Renovate the 5,500 sf multi-level church into Central Hall, a multi-use event space with a banquet room and public reception center for events, and a lower level youth center including boxing and athletic equipment, and a classroom with a digital learning library. The attached residence will be renovated into two luxury apartments to provide ongoing revenue.

Applicant: Access to the Arts, Inc.

Partners: Kids at Promise will occupy the lower-level to provide youth programming. Other community partners will use event space. Construction manager Kevin Glavey will oversee construction.

Capacity:

Sponsor is a volunteer-based organization that initiated renovations in 2018 with philanthropic and Community Development Block Grant funding. Sponsor Board member has worked on projects of similar magnitude in NYC.



TABLED

DRI Request/Total Cost:

\$1,127,000 / \$1,250,000 (90% DRI)

Sponsor has prepared alternative funding scenarios with \$750,000 (less youth center) and \$500,000 (less 50% of banquet room finishes)


Secured:

\$0

Current Use: Vacant building

Proposed Use(s): .*

 Events

 Youth/gym center

 2 Luxury Apartments

LPC Question:

Can the project move forward with reduced funding?

6. Renovate Historic Church into a Youth Center, Multi-Use Event Space, and Two Luxury Apartments

TABLED

Strengths

- Provides 2+ civic uses to benefit the community (youth center and arts/cultural programming)
- Preserves historic building identified as priority in Comprehensive Plan
- Improvements would support long-term financial sustainability of the building and the sponsor through rental income
- Sponsor adapted project scope for a smaller DRI request, including three alternative scenarios (\$1.25M, \$750K, and \$500K in DRI funding)

Weaknesses

- Sponsor capacity is limited as a volunteer-based organization with no paid staff
- No current ongoing revenue sources
- Concerns about financing and accessing capital to implement the project prior to DRI reimbursement
- 90% DRI-Funded

8. Renovate Demetri's on the Lake with Interior and Exterior Improvements and 4-6 Market-Rate Apartments

PRIOR SCOPE

TABLED

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.



DRI Request/Total Cost:

\$1,994,000 / \$2,492,000 (80% DRI)


Secured:

\$250,000

Current Use: Restaurant

Proposed Use(s):

 Improve existing use

 4-6 Apartments
(0-2 BR)

8. Renovate Demetri's on the Lake with Event Space and Improvements to Façade and Interior

UPDATE

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 create an open banquet space to host weddings and other events, with intent to convert the space to apartments in the future.**

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.



DRI Request/Total Cost:

\$1,000,000 / \$1,250,000 (80% DRI)

Secured:

\$250,000

Current Use: Restaurant

Proposed Use(s):



Improve existing use



Events on 2nd floor

TABLED

LPC Question:

Can the project move forward with reduced funding?

8. Renovate Demetri's on the Lake with Event Space and Improvements to Façade and Interior

TABLED

Strengths

- Project would improve façade of a highly-visible waterfront building
- Restaurant is well-established in the community, and improvements would support tourism growth
- Project would expand capacity of the restaurant to host events, attracting visitors

Weaknesses

- The project is 80% DRI-funded
- Housing component has been removed

9. Rehabilitate the Vacant Building at 21 East Third Street to House a Life Skills Youth Center Including Classrooms and Childcare

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: In discussions with Ralph Wilson Foundation about potential funding.

Capacity:

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



DRI Request/Total Cost:

\$1,850,000 / \$1,850,00 (100% DRI)

Secured:

\$0

Current Use: Vacant Building

Proposed Use(s):

 Education

 Childcare

PRIOR
SCOPE

TABLED

9. Stabilize the Vacant Building at 21 East Third Street to House a Life Skills Youth Center

UPDATE

TABLED

Location: 21 E Third St.

Project Type: Redevelopment/Renovation

Description:

Stabilize a 7,200 sf former movie theater to a condition where the building is safe to occupy for boxing, fitness equipment, and other youth programming in the future. Improvements will focus on the roof, mechanical, electrical, and plumbing. The requested funding would not provide for interior improvements or equipment beyond the existing boxing ring that the sponsor owns.

Applicant: Kids at Promise

Partners: In discussions with Ralph Wilson Foundation about potential funding.

Capacity:

Sponsor is a volunteer-based organization that currently serves about 160 kids ages 8-18. Sponsor has managed community development projects including an art mural, outdoor ice rink, and a kickball/wiffle ball field.



Existing Conditions

DRI Request/Total Cost:
\$500,000 / \$500,000 (100% DRI)

Secured:
\$0

Current Use: Vacant Building
Proposed Use(s):



Kids' boxing and mentoring

LPC Questions:
Can the project move forward with reduced funding?
Can the sponsor partner on other DRI proposals?

9. Stabilize the Vacant Building at 21 East Third Street to House a Life Skills Youth Center

TABLED

Strengths

- Stabilizes building and avoids demolition
- Provides space for nonprofit to continue offering boxing programming with limited overhead costs
- Sponsor has explored partnership opportunities with Access to the Arts, Inc and Jamestown Community College
- Sponsor adapted project scope to reflect smaller DRI request

Weaknesses

- Programming opportunities are limited with reduced scope (building stable, but not finished)
- Sponsor capacity is limited as a volunteer-based organization with no paid staff
- No current ongoing revenue sources
- Concerns about financing and accessing capital to implement the project prior to DRI reimbursement
- No matching funds (100% DRI)

11. Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways

PRIOR
SCOPE

PRELIM-
INARY
SLATE

Location: 70 Lake Shore Drive W

Project Type: Public Improvement

Description:

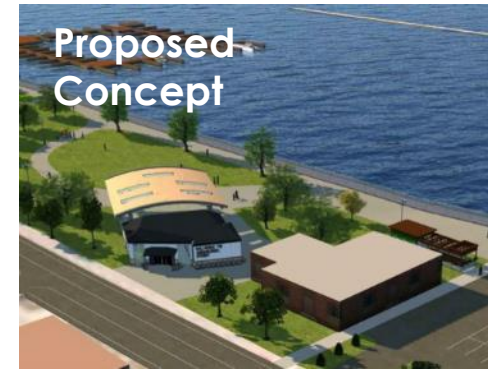
Construct a 2,800 sf public amphitheater with an attached 2,000 sf tourism/welcome center, backstage area, and bathroom facility. Other improvements include pedestrian walkway, lighting, and landscaping enhancements.

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.



DRI Request/Total Cost:

\$950,000/\$950,000 (100% DRI)

Secured:

\$0

Current Use: City park

Proposed Use(s):



Improve Existing Use



Events

11. Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways

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.



DRI Request/Total Cost:

\$1,310,000/\$1,310,000 (100% DRI)

Secured:

\$0

Current Use: City park

Proposed Use(s):

 Improve Existing Use

 Events

UPDATE

PRELIMINARY SLATE

Cost estimate updated to reflect \$970,000 in construction, 10% design, and 25% contingency.

11. Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways

TABLED

Strengths

- Civic use
- Waterfront location
- Expands ability to host events and attract visitors
- The sponsor has the capacity to implement the project and actively program the space

Weaknesses

- 100% DRI-funded

12. Redevelop Lake Shore National Bank Building to House Three Market-Rate Loft Apartments

PRIOR
SCOPE

Location: 401-403 Central Ave

Project Type:

Redevelopment/Rehabilitation

Description:

Convert the vacant building into three urban-style loft apartments that would provide the feel of converted warehouse-style living space. Two apartments would be 2-BR/2-BA and one apartment would be 3-BR/2-BA.

Applicant: Peak Development Partners

Partners: None

Capacity:


Sponsor is a complete construction solution with experience in the financing, planning, building and managing of hospitality, multi-unit housing, senior housing, medical and government projects.



DRI Request/Total Cost:
\$1,490,000 / \$1,490,000 (100%)

Secured:
\$0

Current Use: Vacant building
Proposed Use(s):

 3 Apartments (2 x 2-BR/2-BA and 1 x 3-BR/2-BA)

TABLED

12. Redevelop Lake Shore National Bank Building to Include Retail and up to Four Market-Rate Apartments

UPDATE

Location: 401-403 Central Ave

Project Type:

Redevelopment/Rehabilitation

Description:

Convert the 5,512 sf former bank building into ground floor retail (1,700 sf) and four market-rate, modern apartments that would provide the feel of efficient urban living space to live, work, and play.

Applicant: Peak Development Partners

Partners: None

Capacity:

Sponsor is a complete construction solution with experience in the financing, planning, building and managing of hospitality, multi-unit housing, senior housing, medical and government projects.



DRI Request/Total Cost:


\$900,000 / \$1,900,000 (47%)

Secured:

\$0

Current Use: Vacant building

Proposed Use(s):

 4 Apartments (1 studio, 2 x 1-BR, and 1 x 2-BR)

 Retail (1,700 sf)

TABLED

LPC Question:
Can the project include a retail component?

12. Redevelop Lake Shore National Bank Building to Include Retail and up to Four Market-Rate

TABLED

Strengths

- Sponsor adapted scope to include retail use and four market-rate apartments in response to LPC's request
- Salon operator engaged as potential tenant for retail space
- Activates unique historic building as a mixed-use property on Central Ave
- DRI funding is less than half of total project cost (47%)

Weaknesses

- Sponsor experience does not include completed renovation to a historic building

17. Renovate the Macaroni Building to House 13 Affordable Apartments and Medical Offices

PRIOR
SCOPE

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: Dr. Troy Sasse via a company to be determined

Partners: None

Capacity:

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



Existing
Conditions



Proposed
Concept

DRI Request/Total Cost:

\$500,000/\$3,980,000 (13% DRI)

Secured:

\$2,200,000

Current Use: Vacant Building

Proposed Use(s):



Commercial
(1,500 sf ground floor)



13 Apartments

PRELIM-
INARY
SLATE

17. Renovate the Macaroni Building to House 13 Affordable Apartments and Medical Offices

UPDATE

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: Lakeside Werks LLC

Partners: Peak Development Partners

Capacity:

The sponsor owns the building and will work with a developer to implement the project and has secured \$1 million in grant funding and a letter of interest for anticipated financing.



Existing Conditions



Proposed Concept

DRI Request/Total Cost:

\$500,000 / \$3,200,000 (16% DRI)

Secured:

\$1,000,000

Current Use: Vacant Building

Proposed Use(s):



Commercial
(1,500 sf ground floor)



13 Apartments

PRELIMINARY SLATE

LPC Question:
Will the sponsor work with a developer?

17. Renovate the Macaroni Building to House 13 Affordable Apartments and Medical Offices

PRELIM-
INARY
SLATE

Strengths

- Sponsor will partner with a developer to implement the project
- Project would activate highly-visible, unique historic building on Lake Shore Drive
- DRI funding is only 16% of project costs
- Sponsor has secured \$1,000,000 in funding through Restore NY grant

Weaknesses

- Developer partner experience does not include completed renovation to a historic building

22. Restore and Activate Vacant Storefront to House a Cafe and Improve Facade at 200-202 Central Ave

PRIOR
SCOPE

TABLED

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.



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

22. Restore and Activate Vacant Storefront to House a Cafe and Improve Facade at 200-202 Central Ave

UPDATE

TABLED

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, improve the energy efficiency, and restore the historic storefront on Central Ave.

Applicant: Buttered Biscuit Café LLC

Partners: None

Capacity:

The project sponsor owns and maintains the property and three additional properties. The sponsor has obtained a letter of interest from Lake Shore Savings Bank to provide financing.



DRI Request/Total Cost:



\$307,000/\$407,000 (75% DRI)

Secured:

\$0

Current Use: 5 apartments and car detailing business

Proposed Use(s):

-  Improving existing use
-  Café/Restaurant (1,200 sf)

LPC Question:
If not awarded DRI funding directly, would the sponsor be interested in the Small Projects Fund?

22. Restore and Activate Vacant Storefront to House a Cafe and Improve Facade at 200-202 Central Ave

TABLED

Strengths

- Project would restore and activate storefront of a highly-visible historic building
- Sponsor has been renovating the property since 1997 and has experience with restaurant ownership/management
- Sponsor responded to extended call-for-projects targeting minority-owned businesses to increase project diversity

Weaknesses

- Project cost and DRI request increased about \$100,000 to reflect contractor quotes (75% DRI)



Final Project Recommendations

PROJECT REVIEW: AVAILABLE OPTIONS

- Recommend for DRI funding directly
- Recommend for Small Project Fund only (if appropriate)
- Keep as priority project in the plan, but recommend for other funding
- Remove from funding consideration and do not include in the plan

RECOMMENDED FOR OTHER FUNDING

| Project # | Project Title | Sponsor | Total Project Cost | DRI Requested |
|---|--|--|--------------------|--------------------|
| 1 | Construct 20 Market-Rate Apartments and Commercial Space at 323-325 Central Ave | Nostra Development | \$3,849,000 | \$2,458,000 |
| 7 | Create an Indoor Waterpark Attached to the Existing Clarion Hotel with a Wave Pool, Kids' Waterplay Structure, and a Surf Facility | Clarion Hotel and Conference Center | \$25,000,000 | \$2,000,000 |
| 9 | Stabilize the Vacant Building at 21 East Third Street to House a Life Skills Youth Center | Kids at Promise | \$500,000 | \$500,000 |
| 13 | Fit Out New Wet Laboratory Facilities at the Fredonia Technology Incubator | SUNY Fredonia Center for Innovation & Economic Development | \$769,000 | \$769,000 |
| 14 | Renovate 314 Central Avenue to House a Homeownership Center and 5+ Affordable Apartments | Chautauqua Home Rehabilitation and Improvement Corporation (CHRIC) | \$940,000 | \$720,000 |
| 18 | Renovate 310 Central Avenue to House Golf Simulator Sports Bar and Four Short-Term Rentals | East Coast Investments Unlimited | \$1,112,000 | \$871,000 |
| Total Recommended for Other Funding: | | | | \$7,318,000 |

RECOMMENDED FOR SMALL PROJECTS FUND

| Project # | Project Title | Sponsor | Total Project Cost | DRI Requested |
|---|---|-------------------------------|--------------------|------------------|
| 21 | Restore the Historic Public Library with Improvements to Interior and Exterior Features | Dunkirk Public Library | \$343,000 | \$294,000 |
| 23 | Revitalize the Coburn Block through Façade Improvements and New Outdoor Patio Space | Coburn Block LLC | \$218,000 | \$76,000 |
| N/A | Expand the Dining Room at Taqueria Mexicana | Taqueria Mexicana | \$70,000 | \$50,000 |
| N/A | Invest in Kitchen Equipment and Building at Alma Latina Mex | Alma Latina Mex | \$102,000 | \$82,000 |
| N/A | Improve the Façade at Matt's News Convenience Store | Matt's News Convenience Store | \$21,000 | \$21,000 |
| Total Recommended for Small Projects Fund: | | | | \$523,000 |

RECOMMENDED SLATE OF PROJECTS

| Project # | Project Title | Sponsor | Total Project Cost | DRI Requested | DRI Funding Recommended |
|-----------|---|-------------------------------------|--------------------|--------------------------------------|-------------------------|
| 2 | Reinvigorate the Dunkirk Marina's West Side with Boating Facilities and Public Access | County of Chautauqua IDA | \$1,000,000 | \$1,000,000 | \$1,000,000 |
| 3 | Refurbish the Graf Building to House a Workforce Development Training Center | Jamestown Community College | \$3,500,000 | \$2,200,000 | \$2,200,000 |
| 4 | Modernize the Clarion Hotel Building and Exterior Grounds | Clarion Hotel and Conference Center | \$4,500,000 | \$2,200,000 | \$1,700,000 |
| 5 | Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments | Chadwick Bay Property Management | \$1,750,000 | \$1,400,000 | \$1,400,000 |
| 6 | 6. Renovate Historic Church into a Youth Center, Multi-Use Event Space, and Two Luxury Apartments | Access to the Arts, Inc. | \$1,250,000 | \$1,127,000 | \$1,127,000 |
| 8 | Renovate Demetri's on the Lake with Event Space and Improvements to Façade and Interior | Demetri's on the Lake | \$1,200,000 | \$1,000,000 | \$500,000 |
| 10 | Reinvigorate the Dunkirk Marina's East Side with Expanded Boating Facilities and a Security System | City of Dunkirk | \$2,000,000 | \$2,000,000 | \$2,000,000 |
| 11 | Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways | City of Dunkirk | \$1,310,000 | \$1,310,000 | \$1,310,000 |
| 12 | Redevelop Lake Shore National Bank Building to Include Retail and Up to Four Market-Rate Apartments | Peak Development | \$1,900,000 | \$900,000 | \$900,000 |
| 15 | Construct 78 Affordable Apartments and Daycare Facility Across Two Sites on East 4th Street and Washington Ave | Regan Development | \$34,469,000 | \$500,000 | \$500,000 |
| 16 | Redevelop 31 Affordable Housing Units Across 7 Sites through a Rental Assistance Demonstration (RAD) Conversion | Dunkirk Housing Authority | \$34,570,000 | \$500,000 | \$500,000 |
| 17 | Renovate the Macaroni Building to House 13 Market-Rate Apartments and Medical Offices | Lakeside Werks LLC | \$3,200,000 | \$500,000 | \$500,000 |
| 19 | Rehabilitate Stearns Court Public Space with Outdoor Dining and Decorative Features | City of Dunkirk | \$423,000 | \$423,000 | \$423,000 |
| 20 | Renovate Central Station Building to Expand Restaurant and Add One Apartment | Handsome Rob Holdings LLC | \$376,000 | \$274,000 | \$274,000 |
| 22 | Restore and Activate Vacant Storefront to House a Café and Improve Façade at 200-202 Central Avenue | Buttered Biscuit LLC | \$407,000 | \$307,000 | \$307,000 |
| 24 | Small Projects Fund | City of Dunkirk | \$600,000 | \$600,000 | \$359,000 |
| | | | | Total DRI Funding Recommended | \$15,000,000 |



Next Steps

LPC COMPLETES DRI BALLOT

DRI Ballot



LPC Member Name: _____

PAGE ONE

NOTE: DRI funding amounts are recommendations of the Local Planning Committee. Projects will be selected for funding by New York State and will be reviewed at that time for project readiness and eligibility. Projects listed at \$0 are not recommended for DRI funding but are additional priorities of the LPC for inclusion in the Strategic Investment Plan.

Place an "X" in one of the following boxes.

- I am in favor of submitting the DRI Strategic Investment Plan with the slate of projects listed below as proposed by the full Local Planning Committee, except as noted by a recusal due to actual or perceived conflict of interest.
- I oppose submitting the DRI Strategic Investment Plan with the below-listed slate of projects.

| PLACE "X" IN BOX TO RECUSE | PROJECT NAME/DESCRIPTION | DRI FUNDING REQUEST |
|----------------------------|--------------------------|---------------------|
| <input type="checkbox"/> + | | \$ |
| <input type="checkbox"/> + | | \$ |
| <input type="checkbox"/> + | | \$ |
| <input type="checkbox"/> + | | \$ |
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| <input type="checkbox"/> + | | \$ |
| <input type="checkbox"/> + | | \$ |

LPC Member Name: _____

PAGE TWO

| PLACE "X" IN BOX TO RECUSE | PROJECT NAME/ DESCRIPTION | DRI FUNDING REQUEST |
|----------------------------|---------------------------|---------------------|
| <input type="checkbox"/> + | | \$ |
| <input type="checkbox"/> + | | \$ |
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| <input type="checkbox"/> + | | \$ |

FINAL PUBLIC WORKSHOP (#3)

Please share with your networks!

- **Thursday, November 2, 5pm-7pm**
- **Dunkirk High School Cafeteria**
75 W 6th Street
Dunkirk, NY 14048
- Review planning process, recommended projects, and next steps
- Celebrate!



UPCOMING DELIVERABLES

Project Profiles (Complete)

Draft Strategic Investment Plan (November 17)

- 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.



IMPLEMENTATION

- New York State will select \$9.7 million in projects to award DRI funding
- Awards will be announced in late 2023/early 2024
- Projects will be assigned a State agency based on project scope
- State agencies will administer the grant and will reach out regarding the grant contract
- Projects can begin incurring costs the first day of the month following the award announcement
- Project sponsors will provide updates and deliverables as specified in their grant contracts
- State agencies will be in contact regularly to provide support and monitor progress
- Press events may be held in connection with ground breakings and ribbon cuttings





Public Comment