



DOWNTOWN REVITALIZATION INITIATIVE ROUND SIX

**CITY OF DUNKIRK**

**CHAUTAUQUA COUNTY**



Prepared for the New York State  
Downtown Revitalization Initiative  
Western New York REDC

**2022**



# A MESSAGE FROM MAYOR WILFRED ROSAS



Dear Western New York Regional Economic Development Council:

It is with my profound gratitude and appreciation that I submit the City of Dunkirk's 2022 Downtown Revitalization Initiative application and a plan to transform our downtown. Since I became mayor in 2016, my vision has been to transform and activate our beautiful waterfront with investments in our public access and recreational space that would be world-class and would be enjoyed by our visitors and our citizens that would continue the revitalization up through the heart of Downtown Dunkirk on Central Avenue.

Smart Growth funding invested in the Central Connection and the Dunkirk Pier has driven private investment for businesses on the Boardwalk Market and 64 on the Pier, and most recently is driving private investment by the Clarion Hotel ownership group that has partnered with Steelbound Brewery to commit significant investments in upgrades to the hotel and propose to develop a four-seasons attraction adjoining the hotel if Dunkirk receives DRI funding. Additionally, the Steelbound group is working with Jamestown Community College (JCC) to bring students from abroad to Dunkirk to study culinary, brewing science, and hospitality at a new proposed downtown campus at the Graf Building on Central Avenue partnering with Krog Development.

Dunkirk's community vision is to capture the energy from a much-needed investment in the City owned marina with a new operator that will partner with the City to make Dunkirk the best small boat harbor on the Great Lakes. Our vision is set-up for success; but for having the public investment from the DRI to leverage private investment and development that could be forthcoming. An award to Dunkirk with DRI will be the Lake Erie wave of energy needed to power the catalytic projects that will bring about the economic transformation that can change the course of our trajectory.

Thank you for your kind consideration to help us transform Downtown Dunkirk in a manner that will enhance our sense of place, to continue to be inclusive for all of our residents, and help us to attract and keep our next generation of community minded and ethnically diverse citizens. My enduring personal commitment is work with ESD and Department of State to deliver and execute a Strategic Investment Plan that will reflect the vision of our residents and will be highly impactful.

Sincerely,

A handwritten signature in black ink that reads "Wilfred Rosas". The signature is written in a cursive, flowing style.

**Wilfred Rosas**, Mayor of the City of Dunkirk





# THE DOWNTOWN DUNKIRK DRAW



DOWNTOWN

REVITALIZATION

ACTIVATION

WATERFRONT

## VISION

*Dunkirk is striving to harness the powerful connection with Lake Erie as a wave of energy surging with new significant private and public investment activating the waterfront and harbor by leveraging recent Smart Growth funded projects. Improvements to the Dunkirk Harbor to bolster Lake Erie spawned sport fishing and boating, new recreation experiences for tourism growth, and extended Dunkirk stays will power the potent conduit from the waterfront to Central Avenue extending to Fredonia.*

*Downtown Revitalization Initiative projects will create a robust environment for rehabilitation of historic downtown buildings designed to develop significant new infill mixed-income residential opportunities that are inclusive while embracing our strong heritage and ethnic diversity. Reactivation of Central Avenue storefronts with new businesses and services and upper floor downtown residential activity will power the transformation inspired through adaptive reuse projects. Downtown Dunkirk will be more attractive, livable, walkable, vibrant, and memorable as it addresses the needs of our diverse and strong manufacturing base, and future digital and new biopharma employers. The Dunkirk DRAW will amplify our unique sense of place with a genuine and authentic experience that will be catalytic for future organic growth.*

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## DOWNTOWN IDENTIFICATION

### GEOGRAPHIC AREA AND JUSTIFICATION

The allurement to Dunkirk has always arisen from the beautiful shore of Lake Erie. Dunkirk boasts a long shoreline providing abundant public access propelling tourism and sport fishing attractions. The nexus for downtown revitalization in Dunkirk will begin at the lakefront at Dunkirk Harbor and Lake Shore Drive and stimulate the important connection to Central Avenue to address vacant and underutilized multistory buildings, and breathe new life into them.

Central Avenue is the historic business district in Dunkirk that was once lined with large department stores, furniture showrooms, and the traditional retail five and dime and stores and clothing shops that lined so many downtowns in Upstate New York; that still provides a connection with SUNY at Fredonia and the Village of Fredonia.

Dunkirk is very richly steeped in community pride and tradition with the fusion of an emerging vibrant, educated, and engaged Hispanic community. However, Dunkirk has been designated a severely economically distressed community with an Area Median Income (AMI) far below the state average. The Downtown Revitalization Initiative would fund and power redevelopment projects that are transformational, and will absolutely leverage private

investment that has been absent in recent years in our downtown historic business district.

The strategy to continue investment in the Dunkirk Harbor and waterfront is well defined in the 2019 Comprehensive Plan. Waterfront additional investment is critically important to generate the wave of energy with projects that will bring more people to Dunkirk for recreation, entertainment, and will drive more hotel stays and economic impact to continue across Lake Shore Drive and up Central Avenue.

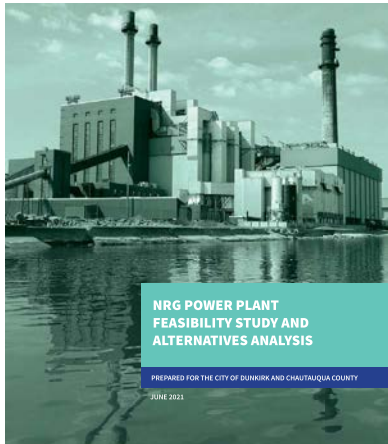
The DRI target area encompasses the nearly identical boundaries for both the Brownfield Opportunity Area (BOA) and the Local Waterfront Revitalization Plan (LWRP) that includes Lake Shore drive to Brigham Road to the west and to Main Street to the east.

From the earliest settlers to Dunkirk to present day, new entrepreneurs are redefining and activating the waterfront that is surging like waves of kinetic energy up Central Avenue. The shutdown NRG powerplant has a prominent and visible presence on the Dunkirk waterfront, but is not within the DRI target area.





The loss of an operating NRG powerplant was a devastating blow to the City of Dunkirk for property tax PILOT payments. A collaborative effort between the City of Dunkirk and Chautauqua County is studying repurposing the shutdown coal-fired NRG powerplant, through a grant from NYSERDA, to a potential next generation hyperscale data center potentially utilizing already established and funded Chautauqua County renewable and green energy projects that can be launched to power the transformation while also exploring other potential reuse strategies.



NRG POWER PLANT  
FEASIBILITY STUDY AND  
ALTERNATIVES ANALYSIS

PREPARED FOR THE CITY OF DUNKIRK AND CHAUTAUQUA COUNTY  
JUNE 2021

An investment in Dunkirk with the DRI award will be a selling feature to attract site selectors to reimagine the NRG current structures and site for a game changing redevelopment project reverberating across WNY.

~Mayor Wilfred Rosas

The DRAW to Dunkirk plan will concentrate on four distinct areas all within a concentrated, walkable, and historic area.

1. Lake Erie Waterfront Activation
2. Historic Central Avenue
3. Washington Avenue Residential Renaissance
4. Transportation Oriented Development on Main





## LAKE ERIE WATERFRONT ACTIVATION

An energized further activation of the waterfront is an essential element in the vision and strategy for implementation of the newly adopted City of Dunkirk Comprehensive Plan (2019), the adopted Brownfield Opportunity Area (BOA) Step II, and the North County LWRP. Prior planning defines the DRI boundaries and footprint for priority proposed redevelopment projects in a concentrated area.

New opportunities to leverage 2017 Smart Growth grant funding investments at the Dunkirk Pier, Memorial Park, and the Boardwalk Markets is driving exciting new energy and investment in the Dunkirk Marina with a new operator that has a strategic plan to bring back the marina to nearly 500 boat spaces, with new infill development on valuable property on the waterfront next to the marina that has been fallow. The Smart Growth open space investments are moreover attracting a new cadre of developers, and new businesses to the Dunkirk Harbor and waterfront to leverage Smart Growth funding.

The recent public open space investments are moreover attracting a new cadre of developers to the Dunkirk Harbor and waterfront to leverage Smart Growth funding received as was anticipated. Diverse community stakeholders are joining together activating plans and commitments to infuse significant private capital in the only full-service hotel in Dunkirk to re-brand hotel with a total makeover to the facade, and upgrade the rooms to attract a more discriminating business traveler, and further strengthen the Steelbound Brewery brand.

The most popular public input project elicited during the DRI community outreach process has reinforced and energized the Clarion Hotel developers to partner with an entertainment investment group to develop a year-round resort type of attraction featuring a waterpark that would boast a unique surfing feature that would be the only such type of park in New York that would attract families as well as competitive surfers, to increase the number of stays in Dunkirk. [Project #6]



**STEELBOUND**  
DUNKIRK, NY

AUGUST, 2022

**ADG**  
AQUATIC DEVELOPMENT GROUP

Let's Create Something Incredible Together.

## HISTORIC CENTRAL AVE

The proposed DRI footprint as well as the BOA boundary includes Central Avenue to Sixth Avenue, which includes the current campus for Brooks Memorial Hospital. Central Avenue is the historic central business district with remaining multi-story buildings that have the most ornate architectural elements that have varying degree of occupancies. The community driven engagement opportunities to help develop Dunkirk's DRI application exhibited strong support for redevelopment projects for vacant buildings on the 300 and 400 block of Central Avenue.

The opportunity for Dunkirk to gain site control of key sites through the County in-rem property tax auction, through the Dunkirk Local Development Corporation and Chautauqua County Land Bank will drive redevelopment for mixed-use projects that will bring more upper story residential apartments where there is demand with limited supply, inhabiting vacant office space that is no longer commercially viable due to lack of need for this type of space. Dunkirk is also working to place Zero Emission Vehicles charging stations through grants from the NY DEC and National Grid in this corridor to provide support 24-hour charging for the daytime workers, students, visitors, and residents.

The Graf Building at 319 Central Avenue has been discussed in previous DRI applications with proposed projects to redevelop this soon to be vacant building. The owner and developer, Peter Krog has reworked a building program with Jamestown Community College (JCC) for a right-sized project to bring workforce training and specialized custom programs that are needed to train and educate local and regional employers to meet their growing demand arising from recent investments and expansions such as ImmunityBio, Wells Ice Cream, Nestle Purina, Americold, and Refresco. [Project # 4]

The 400 block of Central Avenue will feature four historic vacant buildings for adaptive reuse projects that are in a critical area that will reinvigorate and repopulate a once vibrant area. Upper story new residential apartments for mixed-use projects that will attract new retail and hospitality-based businesses such as new small restaurants, cafes, retail, and professional services. A former bank building with high ceilings will create a dramatic new space for a brewery or craft beer, cidery, distillery, and one new apartment that has been vacant for the last five years on the corner of Fourth Street and Central Avenue. [Project #9]

The former P&G market has a proposed market similar to the Bazaar in Buffalo that will offer a craft butcher to sell meats, and a variety of independent vendors, many of which will offer an authentic ethnic experience for local Hispanic, Polish, and Italian heritages. [Project # 10]

423-427 Central Avenue will be also be repurposed from 2nd story office space to new downtown residential.



400-402 Central Avenue in 1892 (above) and a conceptual rendering for an adaptive reuse (below) redevelopment. The Chautauqua County Land Bank has site control and is working with City of Dunkirk to select a developer for a mixed use project that would include upper story residential units.



## WASHINGTON AVENUE RESIDENTIAL RENAISSANCE

The historic Dunkirk Macaroni Company warehouse building on the corner of Lake Shore Drive and Washington Avenue will add more market rate and mixed income apartments that will have dramatic views of Dunkirk Harbor. This building has been vacant and boarded up for many years yet is in very good structural condition for an adaptive reuse development led by Buffalo developer Savarino Companies and local investor Dr. Troy Sasse. Dr. Sasse and Savarino Companies will also program professional space for Dr. Sasse's medical practice in this mixed-use redevelopment project. [Project #8]

A scattered site workforce housing development has also been proposed by Regan Development on Washington Avenue between Second and Third Avenues. The site included parcels owned by Dunkirk Local Development Corporation (DLDC) and the Dunkirk Housing Authority have sales contracts to purchase along with a private owner of an adjoining building. The current structure on the site owned by DLDC is collapsing and in need of demolition as the structure is far to deteriorated for any redevelopment. [Project #7]



## WASHINGTON AVENUE RESIDENTIAL RENAISSANCE

A 45-unit development is proposed at this site by Regan Development with a second 40-unit site on a vacant parcel has been sold by DLDC for this project that will seek tax credit funding. The Regan Development project would be sited on the same block as Chadwick Bay Lofts, which is an adaptive reuse, market-rate development, that will create a greater density for collateral development in the DRI target area.

Washington Avenue from Lake Shore Drive to Third Avenue will have new build and adaptive reuse workforce housing projects that will progress from the planning to the development phases if they receive DRI and HCR funding. The projects would add nearly sixty new apartments that will be of mixed-income that would be attractive to our younger new residents making Dunkirk their home to fill the professional new jobs available as well as the abundant manufacturing jobs that exist and are being created within the City of Dunkirk such as: Nestle Purina, Refresco, and Wells Ice Cream. New residential opportunities with modern energy efficient apartments would also reflect the cultural and ethnic diversity so prevalent in Dunkirk that adds vibrancy to our downtown.



## TRANSPORTATION ORIENTED DEVELOPMENT ON MAIN STREET

Dunkirk has historically been a recognized and desired stop for Amtrak services since Amtrak's start-up in 1971. There are feasibility redevelopment and re-use studies that date back to the 1990's utilizing the historic 1940 station platform between two main tracks at the corner of 3rd Avenue and Main Streets, with the concept of rehabilitating the current CSX terminal on the south side of the tracks and overpass.

The condition and the layout of the CSX terminal would not be practical for a multi-modal transportation, there is however property to the north side of the tracks that has since been cleared through demolition of blighted structures through funding by the Chautauqua County Land Bank, thus providing site control for a new Amtrak station and multi-modal transportation hub. Recent federal funding initiatives through the Infrastructure investment and Jobs Act have created funding opportunities for new

Amtrak stops and stations services in both long-distance corridors in rural areas, and new corridor developments that have been proposed between Toronto, Buffalo, and Cleveland. On the proposed site at 3rd and Main on Route 60, an existing third track on the north side that can be used for the construction of a new and safe passenger boarding facility away from CSX main line freight traffic.

The existing siding track would allow access from either existing main line track without additional new track construction or signal changes, with a high-level platform for full ADA accessibility and meet Amtrak requirements without interference with CSX freight traffic.

Additionally, SUNY at Fredonia President, Stephen Kolison, PhD has worked closely with Dunkirk Mayor Wilfred Rosas to put together a collaboration of community stakeholders comprised of County, State, and Federal elected officials to help solicit support for a Dunkirk rail station. [Project #5]



# PAST INVESTMENT & FUTURE POTENTIAL

## PAST INVESTMENT

The Dunkirk area has benefited from over \$70 million of investment in the past decade. A mix of public and private funds, highlighted by the 2017 Smart Growth Community Fund award, has attracted developers and new industries to the Northern Chautauqua region. Significant investments in the Lake front, such as the Dunkirk Pier and Point Gratiot Park, are giving city residents and regional visitors new and improved access to the area's abundant waterfront. Coupled with new housing and community investment such as Southern Tier Environments for Living recent \$16 million new housing program, improvements to Wright Park, and the recently renovated Coburn Block on Central Avenue, Dunkirk is positioning itself to attract new companies, welcome new residents and visitors, and capitalize on the growth throughout the region.

## FUTURE POTENTIAL

Major private investments by companies such as ImmunityBio, WellsFoods Corporation, Refresco, and Nestle Purina are bringing a large and diverse set of new jobs to the region. These three companies alone represent \$334 million in new investment and well over 600 new jobs to the area. These new employees will be looking for attractive and unique places to live, shop, eat, and be entertained. They will also need on-going training and development as the region continues to attract new and diverse industries. Featuring new workforce housing, adaptive reuse mixed-use redevelopment projects on Central Avenue, and abundant waterfront enhancements and attractions, the transformative DRI projects envisioned within meet these needs and will be critical to the City of Dunkirk's ability to leverage and capitalize off these massive investments and foster economic prosperity throughout the city.

## LEVERAGING SMART GROWTH

In 2017 the City of Dunkirk was awarded \$2.5 million from the Smart Growth Community Fund to make impactful public investments in downtown. The City has advanced and completed three Smart Growth projects – Dunkirk Pier Improvements, Central Connection Project, and 64 on the Pier.

The Pier Improvements Project has transformed a once solely vehicle accessible pier into a pedestrian-friendly destination, with 50 percent of the Pier dedicated to green space. The Pier now offers more outdoor activities and recreation amenities, increased seating, and improved connections between the Pier and waterfront trail system. It also provides increased amenities for fishing and boating including additional seating, new boat tie-up railings, new lighting, and new safety ladders.

The private development 64 on the Pier, completed in spring 2020 at the entrance of the Pier, has created a new destination to enjoy drinks and snacks while experiencing the picturesque views of Lake Erie. The investment at 64 on the Pier has also spurred additional new business growth on Dunkirk's Boardwalk Market including: Shorty's Puerto Rican Kitchen, Off the Hook Seafood, Papaya Arts, Chai's Bakery, Treasures by the Lake, Spike Dailey's Irish Pub, and Campi's Pizza.

The Central Connection Project included a branding and marketing effort geared towards linking the Dunkirk Pier, Downtown Dunkirk, and the Village of Fredonia through better utilization and recognition of Central Avenue. The City implemented new crosswalks, signage, and banners along the corridor and is looking to expand upon this marketing within the DRI project.





## RECENT & IMPENDING JOB GROWTH

### CORPORATE INVESTMENT AND WORKFORCE DEVELOPMENT

Major corporate investments have resulted in over 400 new jobs and local employers are poised to bring another 400 to the region. Dunkirk, as the nearest urban downtown and featuring unique waterfront amenities, is best positioned to meet the needs of the new employees and is eager to invest in new housing and public amenities. The City is also fortunate to have local partners committed to workforce training including Jamestown Community College North County Campus and SUNY Fredonia through the Fredonia Technology Incubator.

As noted in the numerous letters of support attached, the companies that drive Dunkirk's local economy are committed to investing in this region, and the City's workforce partners are engaged in new efforts to expand and improve the quality of workforce training in the area. This infrastructure will be critical to attracting new companies and retaining the major manufacturers who call Dunkirk home. Investing in workforce training infrastructure will also offer Dunkirk residents the training and skills needed to fill as many of these new positions as possible and capture a significant portion of these exciting new investments.

### IMMUNITYBIO

A major development in WNY economic development, the construction of a 409,000 square foot state of the art pharmaceutical research and production facility, was completed in Dunkirk in 2021. Originally intended for Athenex, the facility was purchased in 2022 by ImmunityBio, a leading international pharmaceutical company founded in 2014 to create innovative immunotherapies that address needs in oncology and infectious disease. The new ImmunityBio manufacturing facility will create 450 jobs with a variety of skill levels and salaries. This state-of-the-art biotech facility will manufacture advanced pharmaceuticals in a specialized, controlled environment for sale and distribution around the world.

The Chautauqua region, through workforce development programs at Jamestown Community College and SUNY Fredonia, is well prepared to absorb and assist with the needed training for prospective employees to help the company attract and retain talent in Western New York. Although the ImmunityBio facility is located just outside the City, Dunkirk is the nearest downtown and is well positioned to capture the influx of employees and corporate activity. As the facility ramps up these new employees will be looking for places to live, dine, and enjoy entertainment and recreation.



### NESTLE PURINA

In 2021, Nestle Purina completed a \$19 million expansion of their Dunkirk production facility. The pet food and products manufacturer has been located in Dunkirk since 1972 and has steadily grown to one of the area's largest employers. The 2021 expansion added 104 positions to the facility, bringing the total employment at Dunkirk Nestle Purina to over 500 employees.

### JAMESTOWN COMMUNITY COLLEGE

Since 1990, Jamestown Community College (JCC) has served Northern Chautauqua County through its North County Campus. To better meet the needs of the community, JCC intends to relocate its campus to Downtown Dunkirk.

In 2010 a 4-story iconic building in the heart of Downtown Dunkirk, the former Masonic Temple, was destroyed by fire and left a large vacant site on Central Avenue. Immediately adjacent is the Graf Building, 319 Central Avenue, a historic office building with significant vacancy. Infilling this block of Central Avenue with an impactful project is a major priority for Dunkirk's downtown revitalization. Seeing this as a new opportunity to reinvent Downtown, the City is working with JCC and The Krog Group to renovate the Graf Building a new Jamestown Community College North Campus and Workforce Development Center. This JCC campus, sited just two blocks from the SUNY Fredonia Technology Incubator, would begin to form an Innovation District on Central Avenue by creating 34,600 new square feet of academic, technical, workforce training, and daycare facilities as well as supportive retail space.

The project also has ample opportunities for residential and commercial mixed-use development that will enhance the impact of the College facilities in Downtown. By creating new living, employment, and education opportunities in the heart of Dunkirk, this project has the potential to have a transformative impact on the economy, culture, and quality of life of Downtown Dunkirk.

### AMERICOLD

Americold, a global leader in food storage and distribution, celebrated the grand opening of its newest facility in Dunkirk in 2022. With 181,000 square feet of cold storage and operational space, this LEED-certified facility features 25,000 pallet positions at -20F temperatures, to support ice cream and other cold storage needs in the Western New York region. The new facility is located on Williams Street in Dunkirk and is the most recent addition to the company's portfolio of 250 locations around the globe. This facility will employ more than 60 full and part-time associates.



## QUALITY OF LIFE

The expansive shoreline along Lake Erie that provides the residents and visitors to Dunkirk tremendous public and recreational access to the lakefront clearly defines what is so special about this Little City on the Lake. The views and sunsets are amazingly colorful and vivid with a harbor and marina that has brought a measure of public and private investment that has been catalytic.

The Smart Growth funding award in 2017 brought a new energy to the Dunkirk Pier with functional and aesthetic improvements to the structure and it creates a platform to bring large scale events that draw many people from outside of Dunkirk, and provides a place for local fisherman to gather every day, or just park their car and enjoy the Boardwalk shops and restaurants for lunch or to watch a beautiful sunset.

The new potent physical connection that is being established with the October 2022 completion of the Lake Shore Drive Complete Streets and Beautification Project will calm traffic to provide a safer environment for pedestrians and bicyclists. Central Avenue and Washington Avenues will have additional residential upper story apartments that will be diverse in income, inclusive, affordable, attractive to local residents, and we believe new Dunkirk residents that will want to make this beautiful city their home.

## SUPPORTIVE POLICIES

The City of Dunkirk has done the planning work and is ready for the Downtown Revitalization Initiative with the community driven planning process that has taken place and is continuing that will increase the quality of life for the citizens of Dunkirk. Placemaking has been at the front of every development discussion that will leverage public investment to attract significant and unprecedented private investment for the foundation of catalytic revitalization. Some recent community planning and development examples and future planning efforts in the DRI target area include:

- Comprehensive Plan adopted in December 2019.
- Brownfield Opportunity Area (BOA) Step II Nomination Plan, (January 2018)
- BOA Step III marketing plan initiated in 2021 with a Developers Forum scheduled for October 2022.
- US EPA award for \$300,000 Brownfield Assessment Grant to conduct Phase I & II Environmental Assessment Studies. (2022)
- Lake Shore Drive Complete Streets and Beautification Project to be completed in October 2022.
- Northern Chautauqua County Local Waterfront Revitalization Program (LWRP). Chautauqua County Planning Department has submitted a 2022 CFA to complete this planning process.
- Chautauqua County Land Bank (CCLB) has collaborated extensively with the City of Dunkirk to transform neighborhoods to remove blighted properties through demolitions, and to rehabilitate owner occupied properties using CDBG funding for acquisition/rehabilitation programs.
- Additionally, the CCLB will gain site control for 400-402 Central Avenue, a priority downtown building in the DRI and Restore NY target area.

- Sustainable Dunkirk 2030 Zoning Code for Resiliency and Smart Growth—2022 Dunkirk CFA application #119307
- NYS Energy Code—NYSERDA awarded Dunkirk \$125,000 in August 2022 for Third-Party Support and Advancing Code Compliance Technology PILOT Program, PON 4600, to support improved and technical and on-line capacities in relation to residential and commercial buildings plan reviews and inspections, as well as energy code compliance.
- The Central Connection—is a mutually beneficial collaboration with the City of Dunkirk, Village of Fredonia, and SUNY Fredonia that has been re-energized and functional in 2022. The goal has been to meet monthly with new ideas for collaborative streetscape projects that would brand the connection with a consistent visual message and promote a unity with this physical and historic connection with this corridor to have a significant positive regional impact in northern Chautauqua County.
- NRG Power Plant Feasibility Study and Alternatives Analysis—prepared for the City of Dunkirk and Chautauqua County, June 2021.
- NYSERDA PON 4563: Just Transition Site Reuse Planning Study—NRG Power plant Reuse, Phase II, 2022



Mayor Rosas meeting with Roswell Park SVP Errol Douglas, PhD., Human Resources Management, and the diversity and facilities team to discuss Roswell Park CARES in Dunkirk on 9/2/22.





highlighted projects that would breathe new life into the downtown that was historically filled with retail and small niche businesses and commercial and professional services.

## PUBLIC SUPPORT

The Planning and Development Department for the City of Dunkirk in coordination with the Festivals & Events staff held two public events age residents and visitors to Dunkirk in two unique settings. A good measure of important feedback and input was gleaned from diverse groups of participants that helped the city planning and development staff.

The first event was a pop-up event on July 14th at a Music on the Pier event. A tent was set up on the pier with eight potential project panels that featured projects at the lakefront, Central Avenue, and new residential and mixed-use projects. The event had a large number of ethnically diverse people that visited the tent from local residents to festival visitors that provided feedback directly with planning staff and used stickers to vote for their favorite projects. Additionally, the planning staff provided feedback forms to write in suggestions for additional projects to consider.

The projects at the lakefront such as marina and Memorial Park improvements gained the most attention and positive feedback. The re-purposing of Central Avenue vacant and underutilized buildings also showed strong support for

The second event was scheduled with public announcements and advertisements for the Back to School Bash at Point Gratiot on Monday, August 29th. The event featured Dunkirk families and their children for a family event that distributed backpacks and school supplies to children. This cohort of Dunkirk's citizenry is predominately from a less affluent and mostly marginalized community. Approximately 55% of the Dunkirk Public Schools is of Hispanic origin, and this venue helped to provide a more diverse outreach for the future vision for the City of Dunkirk should they receive the DRI award.

The Planning and Development staff set up a table next to the backpack giveaway table that allowed for significant public engagement throughout the night with direct feedback from project panels that spurred conversation. Again, Dunkirk citizens voiced their positive feedback for more affordable, safe, and conveniently located residential opportunities that are close to public schools. Additionally, the preference potential DRI project for many families was an indoor waterpark on Lake Shore Drive using stickers to vote for their favored project. The two recent public community engagement events provided a broad breadth of feedback, input, and opinions that is consistent with the vision described in the 2019 City of Dunkirk Comprehensive Plan.





## MEMORIAL PARK PERFORMANCE AMPHITHEATER & LAKEFRONT TRAIL IMPROVEMENTS

### PROJECT #1

#### SCOPE

- Waterfront Rail Improvements – Main Street Beach to Bart's Cove — \$275,000
- New and upgraded lighting – Wright Park Seawall to Bart's Cove — \$75,000
- 2,600 sq foot Public Amphitheater, public bathroom, backstage/storage area and tourism/welcome center atrium — \$750,000
- New pedestrian walkway trails — \$375,000
- Landscaping Improvements — \$25,000

Project Cost:	\$1,500,000.00
Proposed DRI Funds:	\$1,200,000.00
City Funds & Sponsorships	\$300,000

#### TRANSFORMATIVE IMPACTS:

- Enhances publicly accessible waterfront and is located at a critical Downtown gateway.
- Provides healthy lifestyle, quality of life amenities accessible to all city residents.
- Public improvements will leverage significant private investment
- An emphasis on family-oriented events, and unique cultural events will bring new visitors into downtown and celebrate the community's identity.

Memorial Park is a beautiful historic park on the shores of Lake Erie which includes a 2-mile continuous public access lakefront recreational trail that connects to the Dunkirk Pier and Wright Park. The 5-acre Park includes a vast green space, veteran's memorial, waterfront trail, picnic tables and benches for enjoying views of Lake Erie.

The Park's trail connects to the newly-renovated Dunkirk Pier and waterfront trail which is enjoyed by thousands of walkers, bikers, and runners throughout the outdoor season. To build on the improvements to Dunkirk's Pier, Memorial Park is listed as a priority project in the DRI to improve on the Park's trail connection, build a permanent outdoor amphitheater for concerts, festival and events, and better enhance the parks current amenities.

The project will include the construction of a 2,600 sq foot public amphitheater with 1,000 sq foot public bathroom facility, backstage/storage area and tourism/welcome center atrium. The facility will allow the city to host larger public events and will also include a welcome center space adjacent to Lake Shore Drive (Rte. 5) to help promote recreation and tourism activities.

Additional improvements will include new lighting and better-defined pedestrian walkways that connect the pier and boardwalk to Memorial Park along the waterfront trail. Other improvements include landscaping and upgrades to the waterfront trail railing to include galvanized aluminum mesh fencing designed to collect litter and debris and keep it from reaching Lake Erie.

This project will increase recreational tourism and transform Dunkirk's waterfront as a destination place for high impact events.



# DUNKIRK MARINA IMPROVEMENTS

The marina at Chadwick Bay in Dunkirk Harbor is owned by the City of Dunkirk and has been operated by Holiday Harbor of Celoron through a lease agreement. Holiday Harbor has not been able to realize the full utilization potential that is attainable without a significant investment to replace and upgrade the antiquated infrastructure. New permanent docks are needed to replace the 40-year-old current equipment that has been damaged by the powerful wave action from nor'easter wave action. The marina has deteriorated from 500 to only 150 usable slips due to storm damage and equipment age.

The plan also calls for improved parking for boaters and their trailers, a marine repair shop, and a new electrical system providing power safely to boats moored in the slips. A new investment is needed to rebuild slips as the boaters are a key critical piece to waterfront activation.

There is a new potential operator that has been working with the City of Dunkirk and Holiday Harbor to purchase the marina operation bringing a

depth of experience in marina operations and a successful charter fishing business with the financial ability and construction experience to invest in a significant development project on a parcel that adjoins City owned property on the harbor site and the Dunkirk Pier. A new marina operator will help make Dunkirk Small Boat Harbor one of the best marinas on the Great Lakes.

The increasingly more powerful storms and waves that reflect off the Dunkirk Pier that cause damage to the docks and boats in the marina will be addressed through federal investment that has received endorsement and support from Senate Majority Leader Chuck Schumer with a budget appropriation to the Army Corp of Engineers.

The Dunkirk Harbor Marina Improvements would be a publicly funded project performed by the City of Dunkirk. Additionally, the new operator would create an on-water lodging experience

at the dock slip with abandoned large cabin cruisers that can be rehabilitated to float on the water and rent by the night or week for those wanting a novel experience without leaving the safe harbor marina.



KEYNOTE LEGEND	
1	Construct new permanent dock in previous location.
2	Construct permanent dock to connect.
3	New walk-up concessions with outdoor seating in renovated structure.
4	Renovate existing one story structure to commercial/retail and add second story residential. Remove remnants of previous building foundation. Provide additional parking.
5	Construct permanent dock to connect.
6	Construct new permanent dock in previous location.
7	Construct new permanent dock in previous location.
8	Shift existing floating dock west to make room for new permanent dock.
9	Shift existing floating dock west to make room for new permanent dock.
10	Shift existing floating dock west to make room for new permanent dock.
11	Shift existing floating dock west to make room for new permanent dock.
12	Remove all abandoned boats. Place existing gravel lot for boat storage. Re-align lot to include vehicle with boat trailer parking. Provide signage to indicate boat harbor parking.

SLIP SCHEDULE		
NEW SLIPS	EXISTING SLIPS	TOTAL SLIPS
25	225	250

**DUNKIRK HARBOR**  
2022000.72 1-3 YEAR MARINA DEVELOPMENT MASTER PLAN



## PROJECT #2

### SCOPE

- Replace damaged floating docks with permanent new docks to 500 slips—\$1,750,000
- Build Marine repair Shop—\$175,000
- Replace electric service to dock with marine rated wiring and fixtures—\$150,000
- Parking lot resurfacing —\$250,000

Project Cost:	\$2,325,000
Proposed DRI Funds:	\$2,000,000
City Funds & Operator Investments:	\$325,000

### TRANSFORMATIVE IMPACTS:

- Increase number of boat slips to provide greater revenue stream and economic impact to the City and marina operator.
- Set-up the marina to host nationally sanctioned fishing tournaments with new capacity and access.
- Create new jobs and opportunities for supportive marine, boat, fishing equipment and supply businesses.
- Create a greater vibrancy during the important summer months with an increase in sale tax revenue.



## CLARION HOTEL RENOVATIONS & REBRANDING

### PROJECT #3

#### SCOPE

- Rebrand the hotel to Steelbound with a new complete facade restoration—\$1,500,000
- New and upgraded PTAC and HVAC in guest rooms & conference center—\$2,007,500
- New energy efficient windows—\$1,750,000
- Room renovations: bathrooms, furniture and flooring replacement—\$2,250,000

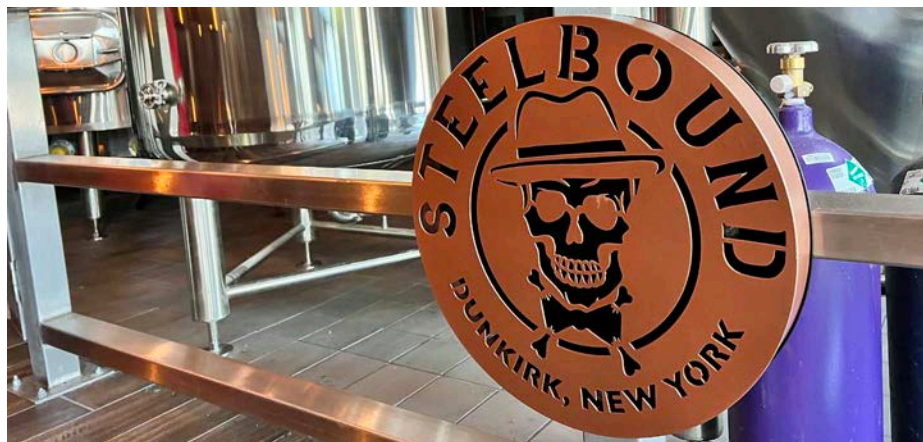
Project Cost:	\$7,7507,500
Proposed DRI Funds:	\$1,750,000
Ownership Investment:	\$5,757,500

#### TRANSFORMATIVE IMPACTS:

- Hotel upgrades will attract new and greater levels of corporate and tourist visitation.
- Added Downtown density will help support area local businesses.
- Increased visitation to the Clarion Hotel will improve the local tax base.
- Transformational change to the aesthetic of the built environment along Dunkirk's waterfront.
- Provide a new platform for an attached proposed indoor waterpark
- Enhance the Dunkirk DRAW authentic and unique experience.

In 2022, the Clarion Hotel ownership group partnered with Steelbound Brewery & Distillery with the vision of transforming the Clarion into a unique, premier lodging destination. Steelbound opened their on-site brewery and distillery in summer of 2022 and have transformed the food and beverage offerings at the Clarion. Renovations to the guest rooms have begun including creating three premier suites featuring in-room craft beer taps.

The Clarion Hotel is geographically positioned to capture a wide and sustainable range of tourist, student, and corporate visitation. With the interior renovations on-going, Clarion and Steelbound have an ambitious plan to renovate the exterior of the hotel and property to brand Dunkirk's waterfront lodging destination as a Steelbound Brewery & Distillery experience. The visual impact on Lake Shore Drive and along the waterfront will be a stunning transformation that enhances the appeal of Dunkirk's waterfront and raises the bar for quality of development in Downtown Dunkirk. This will position the facility as one-of-a-kind in all of New York State and bring a new wave of visitors into Downtown Dunkirk.





# JAMESTOWN COMMUNITY COLLEGE DOWNTOWN CAMPUS

The proposed project will renovate the three floors and the basement of the Graf Building to become a state of art Workforce Development Training Center with expanded short-term workforce training courses. In addition to housing the workforce development center the first floor of the Graf building will be dedicated to all thing's workforce related. The Chamber of Commerce, the Small Business Development Corporation and much needed Child Care Services.

The basement renovations will provide JCC with a career and counseling center as well as two enhanced science labs. The second and third floor will be renovated and enhanced to accommodate twelve new classrooms, and two computer labs.

JCC decision makers are working with Krog Development, the property owners to renovate the historic Graf Building, immediately across from City Hall. The Graf Building will feature first floor child care to support workforce training operations and retail space.

## PROJECT #4

### SCOPE

- Demolition & Fit out 34,600 sf \$2,572,884
  - Basement-3rd floor
  - New roof

Project Cost: \$2,600,000  
 Proposed DRI Funds: \$2,000,000  
 Developer investment: \$600,000

### TRANSFORMATIVE IMPACTS:

- Offers educational opportunities at a downtown location that is easily accessible for area residents with limited transportation
- Creates additional critical mass to support downtown businesses
- Creates a state-of-the-art workforce training facility to support employers in northern Chautauqua County.



DATE	DATE	BY	NO.
	9/12/22	MFG	NONE
PROJECT		C	
DESCRIPTION		Concept Rendering	
PROJECT NAME		JCC - Graf Building	
PROJECT ADDRESS		College Ave. - Dunkirk, New York	
CLIENT	DESIGNER	CONTRACTOR	
The Krog Corp.	Engineers	Developers	





## MULTI-MODAL TRANSPORTATION HUB & AMTRAK STATION CONCEPT (Third and Main Streets)

### PROJECT #5

#### SCOPE

- Construction of multi-modal transportation hub \$3,500,000
- Construction of passenger platform \$2,000,000

Project Cost: \$5,500,000  
 Proposed DRI Funds: \$1,500,000  
 Local & Federal Funding: \$3,000,000

#### TRANSFORMATIVE IMPACTS:

- Catchment and benefit to entire Chautauqua County tourism strategy.
- 2.5 miles from SUNY Fredonia main campus and one block from Fredonia Technology Incubator.
- Connection with waterfront trails and recreation area.
- A significant SUNY Fredonia student cohort from Downstate New York & Long Island and state tuition agreements with Pennsylvania & Ohio to attract students from the west.
- The Infrastructure Investment and Jobs Act specifically targets Amtrak Services in "underserved rural localities" such as Dunkirk.
- Dunkirk station would serve as transportation oriented development in a more densely populated urban area.

The City of Dunkirk is ideally situated for an expansion of public transportation options that would greatly benefit the university. Specifically, a public passenger train station and transportation hub would increase access to campus and support increases in student enrollments.

Having Amtrak passenger rail service in Dunkirk, particularly one that continues on to Cleveland Ohio and even Pittsburgh Pennsylvania, would provide an opportunity to significantly expand our recruitment area.

In addition, Dunkirk is strategically located between Buffalo, New York and Cleveland. A passenger train route that stops in Dunkirk and connects Buffalo and other Downstate New York, and Long Island population centers with Cleveland would facilitate ease of commuting for students, parents and visitors alike.

-Stephen H. Kolison Jr., PhD  
 President, SUNY at Fredonia





# DUNKIRK INDOOR WATERPARK

The City of Dunkirk owns a key vacant development site next to the Clarion Hotel on Lake Shore Drive that is a priority site in the Dunkirk BOA that is in the process of being marketed with an Expression of Interest released through the BOA market brownfield sites and urban design plan grant. The creation of a four-season attraction to amplify Dunkirk's recreation and tourism sector of our downtown would be desirable development that would attract local residents and create a larger catchment area for regional tourism economic impact.

The owners of Steelbound Brewery and the Clarion Hotel have proposed to build a 25,000 square foot indoor waterpark that would be built to be attached to the newly rebranded Steelbound Hotel & Suites. The Dunkirk Indoor Waterpark would incorporate a design from Aquatic Development Group that would embrace EPICSURF, a surfing feature that would draw those interested in the experience of surfing indoors with the potential for regional competitions.

## PROJECT #6

### SCOPE

- Design and construct a 25,000 sq ft indoor waterpark with EpicSurf, children's water feature structure, and wave pool.

Project Cost:	\$7,500,000
Proposed DRI Funds:	\$2,000,000
Ownership investment:	\$5,500,000

### TRANSFORMATIVE IMPACTS:

- A destination for families and surfing enthusiasts for increased tourism and overnight stays.
- Four Seasons resort attraction
- Most popular proposed project from local residents.



# WASHINGTON AVENUE RESIDENTIAL RENAISSANCE



## WASHINGTON AVENUE NEW WORKFORCE HOUSING DEVELOPMENT

Regan Development Corporation proposes to construct a three story, 48-unit work-force rental housing development located at 220 Washington Ave in the central core of the proposed DRI area. There are ten tax parcels that make up the project site which comprise about 1.66 acres. Regan Development has site control of all ten parcels.

The project will have a total development cost of \$12,808,746. The funds for this project will be sourced from NYSHCR 9% Low-Income Housing Tax Credit Equity, NYSHCR Housing Trust Fund and NYS Community Investment Fund, a permanent mortgage through The Community Preservation Corporation, and finally a deferred developer fee contribution made by Regan Development.

Dunkirk has a rapidly growing amount of manufacturing jobs. The goal of this deal is to build new energy-efficient, affordable priced rental units for these workers in need of quality housing, close to where they work.

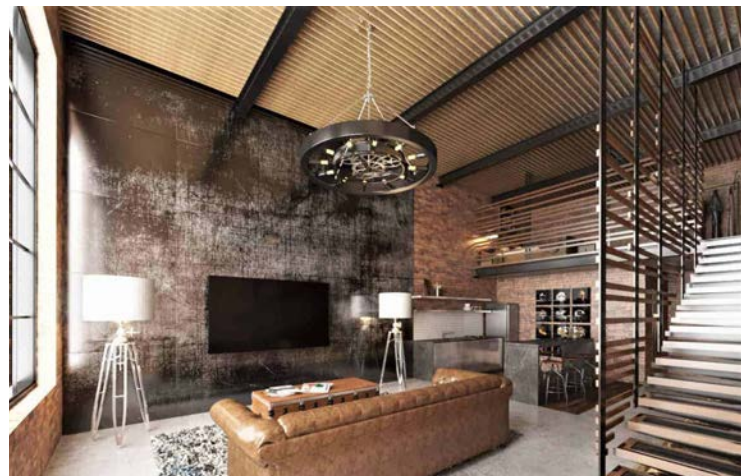
Regan Development Corporation has been operating for over 30 years and has developed affordable housing and commercial real estate in New York, New Jersey, and Connecticut. Our work has included new construction, rehabilitation, and historic preservation. Recently, the Regan's developed Broad Street Commons (2019), a mixed-use affordable housing project in the City of Glens Falls near the City's Downtown Revitalization target area. Other recent projects include Niagara Gateway Apartments (2018), which combined new construction with the preservation of the façade of the former Buffalo Milk Company building and Century Sunrise in Johnson City (2018), which involved the rehabilitation of two long vacant industrial buildings near Binghamton University. All of these aforementioned projects we're in areas in need of redevelopment and were all involved in stimulating the local growth of businesses and downtown area.

### PROJECT #7 SCOPE

- Design and build new energy-efficient, affordable priced rental units for these workers in need of quality housing, close to where they work.

Project Cost:	\$12,808,746
Proposed DRI Funds:	\$ 500,000
NYSHCR, CPC, developers equity:	\$12,308,746

## DUNKIRK MACARONI COMPANY APARTMENTS ON LAKE SHORE DR. AND WASHINGTON AVENUE



The Dunkirk Macaroni and Supply Company dates back to the early 1900's, and has been used predominately as a warehouse for many years. In 2019, Dr. Troy Sasse purchased the building with the plan to develop this vacant building into a mixed-use with market-rate apartments and his medical practice office. The project was awarded a Restore NY grant in 2019, but the project stalled during the COVID pandemic. In December of 2021 the city and Dr. Sasse reached out to Savarino Companies of Buffalo to bring in a partner for the project with development and construction experience with adaptive reuse projects.

Savarino Companies and Dr. Sasse are in the final stages of crafting an operating agreement, and the project is in the design phase. The plan calls for (10) mixed-income apartments with Dr. Sasse's medical practice. The DRI funding would be used for facade and site work to help make the exterior finish package look more historic, while not seeking historic tax credits that would be very prescriptive.

### PROJECT #8 SCOPE

- Design and build (12) new apartments of mixed income and professional medical office space.

Project Cost:	\$3,500,000
Proposed DRI Funds:	\$ 250,000
Restore NY	\$1,000,000
NYSHCR, PLP, developers equity:	\$2,225,000



# HISTORIC CENTRAL AVENUE

## 401-403 CENTRAL AVENUE REDEVELOPMENT DEVELOPMENT



This iconic building on Fourth Street and Central Avenue is in the heart of the Historic Central Avenue Business District, and is located across the street from Dunkirk City Hall. The property has been vacant for at least five years, and was recently foreclosed upon by Chautauqua County for back taxes. The Dunkirk Local Development Corporation has an agreement to purchase for the back taxes and fees to Chautauqua County.

The City of Dunkirk has been working with Susan Cholewa, a small developer in Black Rock section of Buffalo to purchase the building with the intent of repurposing this once beautiful Marine Midland Bank branch, into a space that retains the high center atrium ceiling and massive bank vaults into a craft brewery and restaurant. Ms. Cholewa is working with adaptive reuse design expert, Chris Cooke, RA to bring his experience and expertise to the project.

### PROJECT #9

#### SCOPE

- Demolish & build out for a craft brew and restaurant.
- Renovate second floor space for a one-bedroom apartment.

Project Cost: \$895,000  
Proposed DRI Funds: \$350,000  
Private financing by developer: \$545,000



## DUNKIRK PLACE SPECIALTIES (FORMER P&G MARKET)

### Preliminary Architecture Cost Estimate

Owner: Allen Steinberg

Project: Building renovations, interior & exterior facade improvement

#### Items:

#### 1. DEMOLITION & REMOVALS

a. Interior \$26,000  
b. Exterior facade/sidewalk \$9,500

#### 2. INTERIOR IMPROVEMENTS

a. New VCT flooring \$12,000  
b. New ceiling system \$16,000  
c. New drywall & metal framing, millwork \$47,000  
d. Interior kiosk system (\$\$2,000 per kiosk, 25 to 30 kiosks) \$50 - \$60,000  
e. Paint & Finishes \$16,000  
f. Electrical systems \$5.00/sf \$40,000  
g. Lighting systems \$4.00/sf \$35,000  
h. HVAC Systems \$70,000  
i. Fire Protection \$52,000  
j. Kitchen Equipment Systems \$80,000  
k. Plumbing restroom fixtures/ general \$57,000

#### 3. EXTERIOR FACADE RENOVATION

a. Structural systems \$19,000  
b. Flooring/Sidewalks \$22,000  
c. Folding curtain wall system \$60,000  
d. Painting \$15,000  
e. Electrical/lighting \$15,000

Total \$641,500 - \$651,500

#### 4. CONTINGENCY 10%

TOTAL \$711,500 - \$721,500

### PROJECT #10

#### SCOPE

- Remodel and repurpose the former P&G Market to a "Buffalo Bazaar" or "Broadway Market" type of retail space that would offer local food specialties and meats.

Project Cost: \$721,500  
Proposed DRI Funds: \$350,000  
Developer Investment: \$371,000

## DUNKIRK BOAT & MARINE

### DUTCH BERGES LAKE SHORE REDEVELOPMENT SITE

One of the most valuable parcels and underutilized sites in Dunkirk is the former Dutch Bertges Chevrolet dealership at 16 Lake Shore Drive West. The parcels currently owned by Pier, LLC, which is the operator of Holiday Harbor Marina in Dunkirk Harbor. The ownership is in final negotiations with a developer for the sale of the property and the operation of the marina through lease rights with the City of Dunkirk, and the marina equipment in place.

The new ownership has ambitious plans with the financial wherewithal and construction experience to re-imagine, design, construct, and manage a new infill development that could enhance the Dunkirk Harbor experience as a regional destination for fishing, boating on Lake Erie with an improved marina. The new ownership would propose a mixed-use development that would feature four condominium type of apartments with dramatic views of Dunkirk Harbor and Lake Erie. The development would also feature an outdoor sporting and or marine equipment and boat sales type of retail business.

#### PROJECT #11

Project Cost:	\$3,500,000
Proposed DRI Funds:	\$1,000,000
Developer Investment	\$2,500,000

### MARKETING & BRANDING DUNKIRK ON LAKE ERIE WATERFRONT



*Dunkirk Dave the Groundhog is reeling in a monster walleye in Dunkirk on Lake Erie*

The recent National Walleye Tournament championships held in Dunkirk in August demonstrated that Walleye fishing is big business on a national level. Professional anglers on the tour brought their families with them, as they looked for interesting things to see and do during the day.

Dunkirk's Community Development Block Grant Coordinator, Nicole Clift, created a caricature for a statue that can be a photo-op attraction at the entrance to the marina, similar to Shark Girl at Canalside. The art installation would feature Dunkirk Dave (groundhog) riding a giant Walleye he caught in Dunkirk on Lake Erie.





## WAYFINDING

Through the 2017 Smart Growth Fund, Dunkirk established the Central Connection project and brand identity for the “Little City on the Lake.” The City intends to develop a wayfinding strategy to support Central Connection to the Village of Fredonia and signage to guide pedestrians, bicyclists, and motorists around the public waterfront access.

### PROJECT #12

#### SCOPE

Wayfinding signage	\$150,000
Branding Dunkirk as: “Best Walleye Fishing in the North East”	\$200,000

Project Cost:	\$350,000
Proposed DRI Funds:	\$300,000
Local Funding:	\$ 50,000

#### TRANSFORMATIVE IMPACTS:

- Develop a powerful brand to attract sport-fishing and pleasure boating enhanced tourism
- Photo opportunities on waterfront trails with branding elements such as Dunkirk Dave the Ground Hog catching a monster walleye in Lake Erie.

## ADMINISTRATIVE CAPACITY

The City of Dunkirk has a professional and experienced staff in the Department of Planning and Development. The Director of Planning and Development, Vincent DeJoy, brings a wealth of experience as the recipient of DRI Round One at the City of Jamestown in the application preparation, submission, presentation to WNY REDC for the application and updates, Strategic Investment Plan process, and implementation of the projects before retiring from Jamestown in December 2019. The Deputy Director of Planning and Development, EJ Hayes, has over five years of experience of managing grants from federal, state, and private funding sources throughout the entire process. Most recently, Mr. Hayes is project managing the Lake Shore Drive Complete Streets project coordinating with NYS DOT, Dunkirk DPW, and general contractor and sub-contractors. Mr. Hayes has the pulse of the community at large for public engagement, local businesses and developers, and historical knowledge to effectively manage the DRI process if awarded. Nicole Cliff (above picture) is the Dunkirk Community Development Coordinator. Nicole also brings impressive graphic arts skills and marketing experience to the DRI process as well as grant management.

Finally, extensive collaboration with Chautauqua County Planning & Economic Development rounds out Dunkirk’s economic development team.



HON. MAYOR WILFRED ROSAS

Ms. Karen Utz  
WNY Regional Director  
Empire State Development  
95 Perry Street Suite 500  
Buffalo, NY 14203-3030

**RE: Joint Letter in Support of City of Dunkirk and Village of Fredonia Funding Applications**

Dear Ms. Utz,

We write to you as a united voice in support of awarding funding for the projects proposed by the City of Dunkirk and the Village of Fredonia via the Downtown Revitalization Initiative program and the New York Forward program.

Our municipalities depend on each other for regional growth, and the funding provided via the aforementioned grant programs will allow our municipalities to focus our efforts on developing central connections in our community. Our connections to each other are vital in catalyzing growth in our community.

Awarding our communities with funding to help revitalize our downtowns will enable us to restart implementation efforts envisioned in our central connection plan. These include public infrastructure, placemaking, and private investment projects along our central connections.

Both Dunkirk and Fredonia are well suited to take advantage of State funding to spur region-wide economic and community development in opportunities. Please accept our joint letter of support for the projects in our municipalities. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Douglas Essek, Village of Fredonia Mayor

Wilfred Rosas, City of Dunkirk Mayor



THE SENATE  
STATE OF NEW YORK



GEORGE M. BORRELLO  
SENATOR  
57TH DISTRICT

**RANKING MINORITY MEMBER**

AGRICULTURE  
BANKS  
PROCUREMENT AND CONTRACTS

**COMMITTEES**

AGING  
FINANCE  
INTERNET AND TECHNOLOGY  
LOCAL GOVERNMENT

**ALBANY OFFICE**  
ROOM 406  
LEGISLATIVE OFFICE BLDG.  
ALBANY, NEW YORK 12247  
PHONE: (518) 455-3563  
FAX: (518) 426-6905

**DISTRICT OFFICE**  
2-6 E. SECOND ST.  
FENTON BLDG., STE. 302  
JAMESTOWN, NY 14701  
PHONE: (716) 664-4603  
FAX: (716) 664-2430

**SATELLITE OFFICE**  
WESTGATE PLAZA  
700 W. STATE STREET  
OLEAN, NEW YORK 14760  
PHONE: (716) 372-4901  
FAX: (716) 372-5740

September 8, 2022

Ms. Karen Utz, Regional Director  
Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

Dear Director Utz,

I write today in strong support of the City of Dunkirk's application to Round Six of the Downtown Revitalization Initiative.

Since 2017, Regional Economic Development Council Smart Growth funds have helped make critical investments to the Dunkirk Pier and establish a central connection. The city has collaborated with the Village of Fredonia and SUNY Fredonia, with new energy and momentum in establishing a place making experience that is genuine and authentic, creating new shops and small restaurants in a walkable area that combines entertainment and recreation and makes this area a destination for residents and tourists.

Dunkirk is committed through planning and feasibility studies to take the next steps in making the necessary improvements to the Dunkirk Marina. The goal is to transform the small boat marina with new docks, amenities, and critical infrastructure to ensure environmental sustainability; including a new operator and owner with commitments to bring more development and business to the marina. Dunkirk is working with the US Army Corp of Engineers, NYS DEC, and Chautauqua County to build new breakwaters and segmented offshore breakwaters to quell the destructive forces of more powerful storms and waves, while building a living seashore to attract more wildlife and create a robust habitat for birds and fish.

Proposals include lakefront and marina enhancements with mixed income housing development projects, a new multi-modal transportation hub that could feature an Amtrak stop and station, enhance the downtown Jamestown Community College presence, and rehabilitate and transform vacant historical buildings. Dunkirk's connection with the Lake Shore Drive Complete Streets and Beatification project that is in the final stages for

completion makes that powerful connection between Central Avenue and the Lake Erie waterfront to the Dunkirk Pier. The Complete Streets project will provide more safety for pedestrians, bicyclists, and motorists. This will calm traffic creating better walkability, stimulate more retail, create new residential projects and a major upgrade to their waterfront hotel, and bring forth new entertainment attractions to lengthen tourism stays in Western New York.

I commend the City of Dunkirk on their momentum to transform Lake Erie's waterfront, connecting to the downtown historic business district, and wish them success with this endeavor.

Please accept my best wishes. Should you have any questions, do not hesitate to contact me.

Sincerely,



George M. Borrello  
Senator, 57<sup>th</sup> District

GMB/lv





ANDREW GOODELL  
Assemblyman 150<sup>th</sup> District

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

MINORITY LEADER PRO TEMPORE  
RANKING MINORITY MEMBER  
Committee on Social Services  
COMMITTEES  
Cities  
Governmental Operations  
Judiciary

September 13, 2022

Karen Utz  
Regional Director  
Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

Dear Ms. Utz:

The City of Dunkirk's application for Round Six of the Downtown Revitalization Initiative has my full support.

Dunkirk is ready to implement the goals and vision of the Downtown Revitalization Initiative through their community-driven and recently adopted Comprehensive Plan, Brownfield Opportunity Area (BOA) Plan, and public community engagement forums presenting DRI projects during the application development period. The people of Dunkirk recognize that the beautiful natural asset of Lake Erie will drive continued investment and economic development in this ethnically diverse community supported by a sense of pride in Dunkirk from residents. This strategy was recently evidenced when Dunkirk hosted the National Walleye Tour Championships that attracted national attention and was tagged as one of the best sport fishing areas in North America. John Hoyer, the 2022 champion says, "this place is awesome."

Dunkirk is making the powerful and impactful connection in their DRI application linking the Dunkirk Pier and Dunkirk Harbor with the Central Avenue business district and with the Village of Fredonia and SUNY at Fredonia. These connections will have a profound regional impact with the help of DRI funding. Dunkirk has made extraordinary efforts to work with neighboring communities such as Fredonia to ensure that Northern Chautauqua County will have a new hospital that is sustainable, and the City is planning for the future of Brooks Memorial Hospital current site for redevelopment opportunities that will be enhanced with DRI investment for projects on Central Avenue.

The Dunkirk DRAW (Downtown Revitalization Activation at the Waterfront) will feature projects that are catalytic such as new workforce and market rate housing development that will feature infill new build and adaptive re-use development projects. Community development improvement projects at Memorial Park that will drive economic development on Lake Shore Drive and the Boardwalk, a significant private investment in the Clarion Hotel, a lakefront waterpark attraction, and a proposed new Amtrak station and multimodal transportation hub that will increase tourism. These initiatives will enhance the quality of life for Dunkirk residents and solidify Dunkirk's brand as the Great Lakes sport fishing destination in the north east.

Please feel free to contact me if I can be of any further assistance.

Sincerely,

Andrew Goodell  
NYS Assemblyman



PAUL M. WENDEL, JR.  
County Executive

**CHAUTAUQUA COUNTY  
OFFICE OF THE COUNTY EXECUTIVE**

---

Gerace Office Building – 3 N. Erie St. – Mayville, NY 14757-1007  
(716) 753-4211 – FAX (716) 753-4756 – [wendelp@chqgov.com](mailto:wendelp@chqgov.com)  
<https://chqgov.com/>

September 12, 2022

Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

**Re: Support for the City of Dunkirk's Downtown Revitalization Initiative (DRI) application**

Honorable Council:

I am writing to you to express my strong support for the City of Dunkirk's application for Downtown Revitalization Initiative (DRI) Round Six. Dunkirk is ready to take the natural asset of the Lake Erie waterfront and continue to transform the harbor and marina into a world class destination for some of the best sport fishing, public access beaches, parks and vistas, and continue the transformation down Central Avenue to the Village of Fredonia to help foster synergistic redevelopment projects that will be transformational, impactful, and regional.

One of the certain strengths of Dunkirk is the pride that the residents have in their community. That pride was recently on display nationally for the National Walleye Tour Championships held in August at the Dunkirk Pier. Coverage for the event was far and wide in fishing circles and regional media. Professional anglers in the competition made a point to tell me that Dunkirk and Lake Erie is not only beautiful with some of the best fishing that they have ever seen, but our people were the perfect hosts, and they will be back again.

Dunkirk and northern Chautauqua County is in the midst of a powerful and impactful transition with new jobs in biopharmaceutical manufacturing with ImmunityBio, Wells Ice Cream, and Americold Cold Storage that have recently made significant investments in their plants that will bring more jobs. However, the full effects won't be realized unless we have more quality, modern, and affordable housing for the employees that will become a part of the fabric of Dunkirk and Chautauqua County. The Dunkirk DRI plan is balanced with projects at the waterfront as well as in the historic Central Avenue corridor will include more downtown residential apartments, shops, restaurants, and workforce training that will help attract more residents to Dunkirk, and provide more reasons for tourists to stay longer.



The Dunkirk DRAW (Downtown Revitalization Activation at the Waterfront) will leverage Smart Growth investments already in-place that take full advantage of the picturesque waterfront view of Lake Erie spectacular fishing to further brand Dunkirk as a destination that will be genuine and authentic for visitors and residents. A DRI award will be the rocket fuel needed to propel the transformation down Central Avenue starting at the Complete Streets Project at Lake Shore Drive to create a better walkable downtown Dunkirk.

Once again, please accept this letter pledging my full support for Dunkirk's Downtown Revitalization Initiative application to the WNY REDC. Should you have any questions, please don't hesitate to contact my office at (716)-753-4211.

Date

9/12/22

Sincerely,



Paul M. Wendel, Jr.  
Chautauqua County Executive



S U N Y

525 Falconer Street  
P.O. Box 20  
Jamestown, NY 14702-0020  
Phone: 716.338.1000

*Office of the President*

September 15, 2022

Karen Utz, Director WNY Economic Development Council  
Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

Re: The City of Dunkirk – Downtown Revitalization Initiative Application 2022

Dear Karen Utz,

As President of Jamestown Community College (JCC), I am pleased to provide our support for the City of Dunkirk in its application for the 2022 Downtown Revitalization Initiative to the Western New York Regional Economic Development Council (WNYREDC).

The City of Dunkirk and their partners have been instrumental in leading and implementing multiple public and private projects within the downtown and surrounding neighborhoods. With their established partners, the City of Dunkirk is well positioned to implement additional investment that will continue to catalyze the downtown as a vibrant waterfront community in Northern Chautauqua County.

The proposed DRI mixed-use project has the potential to truly transform and reestablish the City's downtown. The DRI project will provide much needed commercial and retail space at street level; as well as grow new partnerships within the region to utilize and participate in the newly enhanced downtown corridor.

Through DRI planning, the City of Dunkirk and their planning partners have identified an opportunity to create an anchor building that will bring together a number of service providers, retail operations, and educational institutions into one mixed-use professional building in the heart of the downtown corridor (335 Central Avenue, Dunkirk). This physical location will provide JCC with the opportunity to further expand its academic and workforce development opportunities in a recognized opportunity zone.

Jamestown Community College is excited about the potential partnership and fully supports the City of Dunkirk's 2022 DRI application. Please accept this letter of support and intended collaboration for this project.

Should you have any questions, please do not hesitate to contact my office at (716) 338-1060.

Sincerely,

Daniel DeMarte, EdD  
President

[www.sunyjcc.edu](http://www.sunyjcc.edu)

*Sponsored by a regional board of  
trustees representing Cattaraugus  
County, Chautauqua County,  
and the City of Jamestown*





County of Chautauqua Industrial Development Agency

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September 12, 2022

Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

Honorable Council:

The County of Chautauqua Industrial Development Agency (CCIDA) is pleased to offer our full support for the City of Dunkirk's application for the Round Six Downtown Revitalization Initiative (DRI). The CCIDA has been collaborating with Dunkirk during this DRI application process as a partner in economic development, and we unequivocally believe that Dunkirk, along with their project sponsors and developers, is ready to take the transformational projects proposed in their application and deliver results!

Dunkirk will take full advantage of their enviable Lake Erie shoreline, harbor, and marina with catalytic projects that will leverage the efforts and investments made through prior Smart Growth grant funds. Senator Schumer has earmarked funding in the FY 2023 federal budget that will again invest nearly \$5 Million to protect the damaging effects from increasingly more powerful storms and nor'easter waves that are damaging existing docks and boats in the marina. This project will involve the construction of detached breakwaters to protect the harbor while also functioning as living shorelines to build a more robust habitat for fish and avian wildlife.

The reinvigorated Central Connection initiative linking the Village of Fredonia and SUNY at Fredonia with the City of Dunkirk will entail consistent streetscape, branding, and wayfinding projects thereby providing synergistic benefits to the neighboring communities, not to mention a profound regional impact. Dunkirk's DRI application will demonstrate a new energy and vitality on Central Avenue that will be catalyzed from the Lake Shore Drive Complete Streets and Beautification Project that is in the final stages of construction. New downtown residential apartments will "feed" the restaurants, cafes, and boutique retail offerings with more customers, thereby leading to a more vibrant downtown and nightlife.

Once again, please accept this letter pledging my full support for Dunkirk's Downtown Revitalization Initiative application to the WNY REDC. Should you have any questions, please don't hesitate to reach out.

Sincerely,

Mark Geise  
Deputy County Executive for Economic Development/  
CEO of the County of Chautauqua Industrial Development Agency

CHAUTAUQUA  
COUNTY

**LandBANK**

CORPORATION



September 20, 2022

Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

Honorable Council:

On behalf of the Chautauqua County Land Bank I am pleased to pledge my full support for the City of Dunkirk's application for Downtown Revitalization Initiative (DRI) Round Six. Dunkirk has never been more ready to leverage and amplify the previous investments in the lake front with the beautiful Dunkirk Pier and Boardwalk shops and restaurants, and extend that momentum down Central Avenue and in the neighborhoods within the DRI boundaries proposed.

Dunkirk is doing the right things to promote additional safe, affordable, and inclusive housing with adaptive reuse projects that will build out upper floor residential apartments. Additionally, new infill workforce housing is proposed on property that was recently sold by the Dunkirk Local Development Corporation to Regan Development for a multiple site 83 units new build workforce and affordable housing, with approximately 40 units on Washington Avenue. The Washington Avenue development would breath new life into what can only be described as a dilatated and collapsing legacy industrial type of structures currently standing and deteriorating by the day.

Chautauqua County Land Bank also is working with the City of Dunkirk to remove blighted residential properties by demolition, and leverage CDBG funding for rehabilitation of owner-occupied residential housing that meet income guidelines. Additionally, the Chautauqua County Land Bank has acquired through tax foreclosure auction some key properties on Central Avenue in the historic business district that are in the DRI footprint, and have tremendous potential for mixed use developments with upper floor apartments that are very much needed and in demand. The added population density to Dunkirk's downtown will help to attract new small independent businesses that will add to and reflect the fabric of the emerging Hispanic population.

Once again, please accept this letter pledging my full support for Dunkirk's Downtown Revitalization Initiative application to the WNY REDC. Should you have any questions, please don't hesitate to contact my office at 716-969-7843.

Respectfully,

A handwritten signature in black ink, appearing to read "Gina C. Paradis".

Gina C. Paradis  
Executive Director





1055 Saw Mill River Road  
Suite 204  
Ardsley, NY 10502  
tel: 914-693-6613  
fax: 914-693-1282

September 6, 2022

Mayor Wilfred Rosas  
City of Dunkirk  
342 Central Avenue  
Dunkirk, NY 14048

Dear Mayor Rosas:

As the president of Regan Development, I am very excited about the City's Downtown Revitalization Initiative application. Regan Development is a real estate development company that develops residential and commercial real estate and affordable housing developments. I strongly believe downtown Dunkirk has made great strides forward in recent years and offers unmatched opportunity. I am optimistic about the City's future potential and look forward to the anticipated growth.

Regan is planning on constructing a 48-unit work-force rental housing development in the central core of the proposed DRI area. The goal of this deal is to build new energy-efficient, affordably priced rental units for workers in need of quality housing, close to where they work. Regan is excited to be a part of the revitalization efforts of Dunkirk.

I am looking forward to working with the City and the community to fully realize Downtown Dunkirk's tremendous potential.

Sincerely,

Larry Regan  
President  
Regan Development

September 19, 2022

Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

Honorable Council:

ImmunityBio is pleased to support the City of Dunkirk's application for the Downtown Revitalization Initiative (DRI) for the 2022 application to the Western New York REDC. ImmunityBio is in the process of equipping and staffing our new facility with extraordinarily talented individuals for the new state-of-the-art biotech production facility in Dunkirk.

Our recent acquisition of the leasehold interest of this ISO Class 5 pharmaceutical manufacturing space provides us with the large-scale production capabilities necessary to produce our next-generation therapeutics for treating cancers and infectious diseases. ImmunityBio will rely on attracting and retaining talent that would become a part of the fabric of the community as we grow our promising products and therapies in a competitive and regulated environment.

ImmunityBio is working to partner and work with the City of Dunkirk and Chautauqua County as they are enduring to make transformational economic development projects come to life along the Lake Erie waterfront and their downtown, as well as at their colleges. We expect these projects will increase the quality of life for our highly valued employees and will help to provide additional education and training for advanced biotech manufacturing, which will create opportunities for the ethnically diverse local population. New housing to support the varying strata of talent, from workforce- to executive-level housing, will be necessary for our long-term success in Dunkirk.

Thank you WNY REDC for your consideration of Dunkirk's DRI application for a funding award for their proposed transformative projects along the lakefront and in the Central Avenue business district. I feel that a vibrant and attractive Dunkirk is necessary and vital for ImmunityBio to succeed.

Sincerely,



Richard Adcock  
President and CEO  
ImmunityBio, Inc.





September 16, 2022

Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

**Re: City of Dunkirk Downtown Revitalization Initiative Application**

Honorable Council:

The Chautauqua County Chamber of Commerce is pleased to support the application by the City of Dunkirk for Round Six of the Downtown Revitalization Initiative. Dunkirk is on the precipice of an extraordinary downtown and lakefront transformation, with potential funding from DRI that would amplify all the city's placemaking efforts to provide a genuine experience that is inclusive and works for all citizens of this culturally rich and ethnically diverse small city on Lake Erie.

Significant improvements to the Dunkirk Harbor and city owned marina operated by a private harbor master, will be a driver for increased tourism through more fishing charters and larger sport fishing tournaments. The eastern basin of Lake Erie is noted to be one of the best areas for walleye fishing in the Great Lakes, and Dunkirk just hosted a tremendously successful National Walleye Tour championship that brought in an estimated \$250,000 in direct economic impact to the region.

Dunkirk's approach to revitalization would include more downtown residential apartments that would target workforce and mixed income models. There is a desperate need for new modern, safe, energy efficient, and lead-free living environments for children and growing families.

Beyond creating more residential opportunities, Central Avenue will also see significant new private investment that would be leveraged with DRI funding to drive demand for ground floor commercial space for retail, restaurant, and professional services that would increase foot traffic in this walkable downtown.

Please accept this letter of support for the City of Dunkirk DRI application, which would also have a beneficial impact on neighboring communities such as Fredonia, if awarded. Please contact me if I can be of further assistance.

Sincerely,

Daniel J. Heitzenrater, President/CEO



# STEEL OUTDOORS GROUP

September 19, 2022

Western New York Regional Economic Development Council  
95 Perry Street, Suite 500  
Buffalo, New York 14203

Honorable Council:

We are writing this letter on behalf of the City of Dunkirk for support of the Downtown Revitalization Initiative. We believe the City of Dunkirk waterfront is a key aspect in showcasing Lake Erie. With the limited NY access to Lake Erie, it is important to capitalize on the access available.

We own businesses and host events in the City of Dunkirk every year. Fishing and the outdoors is our passion. We are a family dedicated to sharing our passion. We hope to inspire more women, more couples and more families to spend time together in the outdoors. Dream Catcher Sportfishing is a charter company based in the marina at Chadwick Bay. The Innovative Outdoors Walleye Challenge, part of the Lake Erie Walleye Series, and the WNY Heroes Fishing Day are hosted annually at the marina as well. This year the City of Dunkirk was the host of the National Walleye Tour Championship.

We believe the City of Dunkirk can benefit from the economic impact that comes from Lake Erie. City residents as well as tourists come to Dunkirk to enjoy the beautiful waterfront and amazing fishery. The funds from this project will help make the much-needed improvements to the area.

For these reasons, we hope you consider the City of Dunkirk for the Downtown Revitalization Initiative. If you have any questions about their qualifications, please feel free to contact us.

Sincerely,

Jim & Diane Steel  
Steel Outdoors Group



Jim Steel (716) 983-7867  
Diane Steel (716) 998-5137



JimSteelOutdoors@gmail.com  
DianeSteelOutdoors@gmail.com



P O Box 326  
Alexander, NY 14005





*Chautauqua County*  
**DEPARTMENT OF PLANNING & DEVELOPMENT**

201 West Third Street, Suite 115 • Jamestown, New York 14701  
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September 12, 2022

Amanda Mays, Regional Director  
Western New York Empire State Development  
95 Perry Street  
Buffalo NY, 14203

Dear Ms. Mays:

As the Economic Development Coordinator of the Chautauqua County Department of Planning & Development, I am pleased to provide my support for the City of Dunkirk in its application for the 2022 Downtown Revitalization Initiative to the Western New York Regional Economic Development Council (WNY REDC).

The City and its partners have been instrumental in leading and implementing multiple public and private projects within the City's downtown and surrounding neighborhoods and are ready for additional investment to help catalyze downtown Dunkirk as a vibrant downtown waterfront community in Northern Chautauqua County.

The City of Dunkirk is in the prime position to benefit from this revitalization effort and already has the commitment of local leaders and stakeholders to build on and implement the recent planning efforts under the BOA Phase II Study, the Northern Chautauqua County LWRP, the Zombie Properties Survey and Comprehensive Planning efforts. They clearly have the capacity to execute this award initiative through a robust collaboration with the Northern Chautauqua Community Foundation's Local Economic Development sector and the Chautauqua County IDA and have already seen renewed interest in businesses and investment in the downtown corridor.

The Downtown Revitalization Initiative includes transformative public and private projects that improve the City's downtown streetscapes, historic buildings, and waterfront development, which help push forward Dunkirk's efforts to provide a cohesive and unique experience for those living in and traveling to Chautauqua County. These improvements would be important to our company as we recognize the need for more housing options and how a livable, quality downtown would help us attract and retain employees.

I fully support the City of Dunkirk's application for the WNY REDC and the Downtown Revitalization Initiative. Should you have any questions, please do not hesitate to contact my office at (716) 363-3672.

Sincerely,

A handwritten signature in black ink that reads "Nathan Aldrich".

Nathan Aldrich  
Economic Development Coordinator  
[aldrichn@chqgov.com](mailto:aldrichn@chqgov.com)

*Mark Geise, Deputy County Executive*  
[GeiseM@chqgov.com](mailto:GeiseM@chqgov.com)

*Paul M. Wendel, Jr., County Executive*  
[WendelP@chqgov.com](mailto:WendelP@chqgov.com)