

City of Dunkirk Downtown Revitalization Initiative (DRI)



Local Planning Committee (LPC) Meeting #5
September 26, 2023, 4:00 PM



**Downtown
Revitalization
Initiative**



WELCOME & INTRODUCTIONS

Local Planning Committee

Co-chairs

- Honorable Wilfred Rosas, Mayor
- Mike Metzger, WNY Regional Economic Development Council
- Liz Cardona, Dunkirk Housing Authority
- Rebecca Ruiz, Chautauqua Center
- Nathan Aldrich, Chautauqua County Partnership for Economic Growth
- Gina Paradis, Chautauqua County Land Bank
- Dan Beckley, Advanced Production Group, LLC
- Rebecca Wurster, Chautauqua County Dept. of Planning & Development
- 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 Skroll	NYS Homes and Community Renewal

Name

City of Dunkirk

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

AGENDA

LPC Meeting #5

LPC Meetings and Planning Process

Engagement Updates

Update on Downtown Profile & Assessment

Presentation of Previously Tabled Projects

Project Evaluations

Preliminary 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
- Document Edits Complete

LPC Meeting #4 (Last Meeting)

Key Milestones

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

LPC Meeting #5 (Today)

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 (Next Meeting)

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



Engagement Updates

BACK TO SCHOOL BASH

Engagement Updates

- Reached several hundred community members
- Shared project summary sheets
- Promoted online feedback form
- Promoted Public Workshop #2 (September 14)



DUNKIRK HIGH SCHOOL ENGAGEMENT

Engagement Updates

- September 14, Dunkirk High School Auditorium
- Presented overview of DRI program and proposed projects to Dunkirk High School senior class
- Content from Downtown Profile & Assessment incorporated into class on Participation in Government
- Collected student evaluations on proposed projects (83 responses)



PUBLIC WORKSHOP #2

Engagement Updates

- Held September 14, 5-7pm, at the Clarion Hotel's Bayside Ballroom
- Open-house style workshop collected public feedback on project boards displayed around the room
- Workshop materials provided in English and Spanish
- 47 members of the public attended and 22 feedback forms were received.



- Online engagement option for Public Workshop #2
- Open August 22 to September 19
- Provided in English and Spanish
- Participants asked for feedback based on project summary slides
- 136 respondents

Feedback Form Questions:

1. Does the project align with the DRI vision, goals, and strategies?
 - Yes or No
2. Will the project transform Downtown Dunkirk?
 - Yes or No
3. Level of support
 - Low, Medium, or High
4. Additional comments



Update on Downtown Profile and Assessment

ECONOMIC ANALYSIS: HOUSING CHARACTERISTICS

- **Declining housing stock:** The city had 6,363 housing units in 2021, a 2% decline since 2011. During that time, 81 units were constructed.
- **Increasing home prices:** Median home value increased 19% between 2011 (\$60,000) and 2021 (\$71,500) and is 40% less than Chautauqua County's (\$99,900).
- **Older homes:** 46% of housing units were built 1939 or earlier, and 75% were built before 1960.
- **Unit mix:** 1-unit detached homes comprised 61% of units in 2021, a 3% decline from 2011. 2-unit homes comprise 22% of units and grew by 2% since 2011.
- **Greater share of renters:** Renter-occupied housing grew by 7% in market share from 37% (2,123) in 2011 to 44% (2,622) in 2021.



ECONOMIC ANALYSIS: REAL ESTATE

- **Multifamily:** 16 buildings with 251 units and lack of high-end options. Steadily from 2012-2022, vacancies have declined and rents have increased.
- **Office:** 41 buildings and Inventory has not changed since 2012, though rents have increased 21% . Vacancies increased to a 10-year high in 2022 at 4%.
- **Industrial:** 23 industrial buildings with over 2.6 million sf. Inventory increased 29% from 2012-2022. Vacancies have decreased since 2019 due to recent influx of industrial investment. Rents have remained stable.
- **Retail:** 97 retail buildings with very little change in inventory since 2012. Vacancies have declined from 17% in 2012 to 9% in 2022. Rents have increased from \$5.94/sf to \$8.27/sf.

In Dunkirk, **office** and **multifamily units** have lower vacancies, and **industrial** and **retail** have higher vacancies compared to Chautauqua County.

ECONOMIC ANALYSIS: RETAIL

Retail Categories	Actual Number of Businesses	Expected Number of Businesses	Gap/Surplus
Beauty Salons	5	8	-3 (Gap)
Restaurants	12	13	-1 (Gap)
Grocery Stores	1	2	-1 (Gap)
Optometrists	0	1	-1 (Gap)
Used Auto / Trucks Dealers	4	3	1 (Surplus)
Tire Dealers	2	1	1 (Surplus)
Museums	2	1	1 (Surplus)
Liquor Stores	2	1	1 (Surplus)
Convenience Stores	2	1	1 (Surplus)

Source: ESRI Business Analyst, Void Analysis Report 2023, Dunkirk

Note: ESRI Business Analyst surplus/void analysis is based on a sample of listings, and does not provide an exhaustive count of total businesses

ECONOMIC ANALYSIS: HOSPITALITY

- Dunkirk has 5 hotels (2-3 stars) totaling 316 rooms
- 20+ additional hotels within a 30-minute drive of Dunkirk (1-3 stars)
- Average occupancy rate has remained stable at 50% over the past 10 years excluding a pandemic dip to 30% between 2020 to 2022
- Average daily room rates (over the past 10 years) have ranged from \$94 in June 2020 to \$120 in October 2022
- Thriving short-term rental market with 24 accommodations listed on Airbnb



SYNTHESIS OF TRENDS, OPPORTUNITIES, AND CHALLENGES

- **Diverse and younger population**
 - More recreational and workforce development opportunities
- **Investments needed in infrastructure and transportation**
 - Streetscape enhancements will improve bike/ped safety and beautify downtown
- **Strong foundation of strategic planning, programming, and investment**
 - The City is in a competitive position to pursue additional funding and attract waterfront visitors through continued investment
- **Historic building stock and vacancy**
 - Need to improve properties for commercial storefronts
- **Declining housing supply and rising costs**
 - Need for more housing options and supply including multifamily housing
- **Uniquely positioned for economic development**
 - Year-round activities and arts and cultural resources would attract visitors and improve quality of life



Presentation of Previously Tabled Projects

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

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:


\$900,000 / \$1,800,000 (50%)

Secured:

\$0

Current Use: Vacant building

Proposed Use(s):

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

17. Redevelop the Dunkirk Macaroni Building

Location: 23-25 Lake Shore Drive

Project Type:

Redevelopment/Rehabilitation

Description:

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

Applicant: Lakeside Works LLC

Partners: None

Capacity:

Applicant will work with a developer to implement the project and has secured \$1 million in grant funding and \$2.2 million in a commercial loan.



Existing Conditions



Proposed Concept

DRI Request/Total Cost:

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

Secured:

\$3,200,000

Current Use: Vacant Building

Proposed Use(s):



Commercial
(1,500 sf ground floor)



13 Apartments



Project Evaluations

PROJECT EVALUATION OVERVIEW

LPC Evaluations

- Evaluation period open from September 8 to September 19
- Draft project profiles and objective consultant evaluations provided for reference
- 10 evaluations received

Consultant Evaluations

- Objective evaluation of draft project profiles using LPC evaluation criteria
- Provided to LPC to inform LPC's individual evaluations

Public Feedback

- Evaluation period open from August 22 to September 19
- Feedback Forms were available in English and Spanish
- Includes feedback from Dunkirk High School Senior Class engagement activity on September 14 (83 forms)
- Includes feedback from Public Workshop #2 on September 14 (22 forms)
- Includes online Public Feedback Form (136 forms)
- 241 total feedback forms received



Dunkirk DRI LPC Project Evaluation Form

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

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

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

Dunkirk DRI Project Feedback Form

Formulario en Español: <https://www.surveymonkey.com/r/DunkirkFormulario>

Background: The City of Dunkirk is the recipient of \$10 million in funding through New York State's Downtown Revitalization Initiative (DRI). The funds will be awarded to eligible public, private, and nonprofit projects that have the highest potential to transform downtown Dunkirk. An Open Call for Projects was held between June 13, 2023 and July 21, 2023 to receive proposals from project sponsors. The City's Local Planning Committee (LPC) is currently evaluating these proposals and looking for input from the public on each project submitted for funding consideration. The LPC will submit its final funding recommendations to New York State in November as part of a Strategic Investment Plan. Dunkirk's LPC is asking the public to help inform the process by completing this project feedback form.

Instructions: Please review each of the 24 projects on the following pages and let us know what you think. The process should take approximately 25-30 minutes to complete. The order of the projects has been randomized for each respondent.

Below is some introductory information to remind you of the vision and goals of the DRI.

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

Goals:

1. Attract new investment and facilitate business development in Downtown Dunkirk and the Waterfront through commercial, educational, and entertainment opportunities that will result in increased vitality year-round, more visitors, and new residents
2. Reverse the trend of vacancies in Downtown Dunkirk and create a robust environment for rehabilitation of historic downtown buildings
3. Improve access and connectivity to employment, education, healthcare, other essential services, and natural areas through capital investments

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PUBLIC FEEDBACK

High Support

- Refurbish the Graf Building to House a Workforce Development Training Center
- Renovate 310 Central Avenue to House Golf Simulator Sports Bar
- Construct 78 Affordable Apartments and Daycare Facility Across Two Sites on East 4th Street and Washington Ave
- Improve Exterior of 200-202 Central Avenue and Activate Vacant Storefront to House a Café
- Construct 45+ Market-Rate Apartments and Commercial Space at 323-325 Central Ave
- Restore the Historic Public Library with Improvements to Interior and Exterior Features

Moderate Support

- Renovate 314 Central Avenue to House a Homeownership Center and 5+ Affordable Apartments
- Fit Out New Wet Laboratory Facilities at the Fredonia Technology Incubator
- Reinvigorate the Dunkirk Marina's West Side with Boating Facilities, Over Water Patio, Restaurant, Two Apartments, and Seasonal Cabana Bar
- Reinvigorate the Dunkirk Marina's East Side with Expanded Boating Facilities and a Security System
- Rehabilitate the ADAMS Building to House an Events Space, Work Suite, and One Market-Rate Apartment
- Small Projects Fund
- Create an Indoor Waterpark Attached to the Existing Clarion Hotel
- Renovate 21 East Third Street to House a Life Skills Youth Center Including Classrooms and Childcare
- Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways
- Renovate Demetri's on the Lake with Interior and Exterior Improvements and 4-6 Market-Rate Apartments
- Redevelop Lake Shore National Bank Building to House Three Market-Rate Loft Apartments
- Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments

Low Support

- Rehabilitate Stearns Court Public Space with Outdoor Dining and Decorative Features
- Renovate Central Station Building to Expand Restaurant and Add One Apartment
- Revitalize the Coburn Block through Façade Improvements and New Outdoor Patio Space
- Renovate the Macaroni Building to House 13 Market-Rate Apartments and Medical Offices
- Modernize the Clarion Hotel Building and Exterior Grounds
- Redevelop 31 Affordable Housing Units through a RAD Conversion

CONSULTANT EVALUATIONS

Highly Aligns

- Refurbish the Graf Building to House a Workforce Development Training Center
- Construct 78 Affordable Apartments and Daycare Facility Across Two Sites on East 4th Street and Washington Ave
- Reinvigorate the Dunkirk Marina's East Side with Expanded Boating Facilities and a Security System
- Redevelop 31 Affordable Housing Units through a RAD Conversion
- Revitalize the Coburn Block through Façade Improvements and New Outdoor Patio Space
- Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways
- Small Projects Fund

Moderately Aligns

- Rehabilitate the ADAMS Building to House an Events Space, Work Suite, and One Market-Rate Apartment
- Renovate 314 Central Avenue to House a Homeownership Center and 5+ Affordable Apartments
- Rehabilitate Stearns Court Public Space with Outdoor Dining and Decorative Features
- Renovate Mixed-Use Building on Central Ave
- Construct 45+ Market-Rate Apartments and Commercial Space at 323-325 Central Ave
- Reinvigorate the Dunkirk Marina's West Side with Boating Facilities, Over Water Patio, Restaurant, Two Apartments, and Seasonal Cabana Bar
- Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments
- Create an Indoor Waterpark Attached to the Existing Clarion Hotel
- Renovate the Macaroni Building to House 13 Market-Rate Apartments and Medical Offices
- Improve Exterior of 200-202 Central Avenue and Activate Vacant Storefront to House a Café
- Renovate Demetri's on the Lake with Interior and Exterior Improvements and 4-6 Market-Rate Apartments

Slightly Aligns

- Redevelop Lake Shore National Bank Building to House Three Market-Rate Loft Apartments
- Restore the Historic Public Library with Improvements to Interior and Exterior Features
- Modernize the Clarion Hotel Building and Exterior Grounds
- Renovate 21 East Third Street to House a Life Skills Youth Center Including Classrooms and Childcare
- Fit Out New Wet Laboratory Facilities at the Fredonia Technology Incubator
- Renovate 310 Central Avenue to House Golf Simulator Sports Bar

LPC EVALUATIONS

Highly Aligns

- Redevelop 31 Affordable Housing Units through a RAD Conversion
- Construct 78 Affordable Apartments and Daycare Facility Across Two Sites on East 4th Street and Washington Ave
- Refurbish the Graf Building to House a Workforce Development Training Center
- Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways
- Small Projects Fund
- Construct 45+ Market-Rate Apartments and Commercial Space at 323-325 Central Ave
- Renovate the Macaroni Building to House 13 Affordable Apartments and Medical Offices
- Revitalize the Coburn Block through Façade Improvements and New Outdoor Patio Space
- Rehabilitate Stearns Court Public Space with Outdoor Dining and Decorative Features

Total DRI Request: \$10,226,000

Moderately Aligns

- Redevelop Lake Shore National Bank Building to House Three Market-Rate Loft Apartments
- Renovate 314 Central Avenue to House a Homeownership Center and 5+ Affordable Apartments
- Renovate Central Station Building to Expand Restaurant and Add One Apartment
- Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments
- Modernize the Clarion Hotel Building and Exterior Grounds
- Create an Indoor Waterpark Attached to the Existing Clarion Hotel
- Reinvigorate the Dunkirk Marina's East Side with Expanded Boating Facilities and a Security System

Total DRI Request: \$10,784,000

Slightly Aligns

- Renovate Demetri's on the Lake with Interior and Exterior Improvements and 4-6 Market-Rate Apartments
- Restore the Historic Public Library with Improvements to Interior and Exterior Features
- Improve Exterior of 200-202 Central Avenue and Activate Vacant Storefront to House a Café
- Renovate 21 East Third Street to House a Life Skills Youth Center Including Classrooms and Childcare
- Rehabilitate the ADAMS Building to House an Events Space, Work Suite, and One Market-Rate Apartment
- Reinvigorate the Dunkirk Marina's West Side with Boating Facilities, Over Water Patio, Restaurant, Two Apartments, and Seasonal Cabana Bar
- Renovate 310 Central Avenue to House Golf Simulator Sports Bar
- Fit Out New Wet Laboratory Facilities at the Fredonia Technology Incubator

Total DRI Request: \$9,997,000



Select Preliminary Project List

OVERVIEW OF PROJECT PROPOSALS

- **Projects Proposed:** 24
- **Total DRI Request:** \$29,031,000
- **Total Project Cost:** \$138,394,000
- **Project Types:**
 - 3 Public Improvement Projects
 - 3 New Development Projects
 - 17 Redevelopment/Renovation of Existing Buildings
 - 1 Small Projects Fund
 - 4 Example Small Projects
- **Available Funding:** \$9,700,000, including up to \$600,000 for the Small Projects Fund.
- **Strategic Investment Plan:** Recommends \$12-\$15 million in projects, reducing DRI request by half.



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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)

PROJECTS RECOMMENDED TO INCLUDE PRELIMINARY SLATE (WORKING DRAFT)

- Refurbish the Graf Building to House a Workforce Development Training Center
- Modernize the Clarion Hotel Building and Exterior Grounds
- Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments
- Reinvigorate the Dunkirk Marina's East Side with Expanded Boating Facilities and a Security System
- Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways
- Construct 78 Affordable Apartments and Daycare Facility Across Two Sites on East 4th Street and Washington Ave
- Redevelop 31 Affordable Housing Units Across 7 Sites through a Rental Assistance Demonstration (RAD) Conversion
- Renovate the Macaroni Building to House 13 Market-Rate Apartments and Medical Offices
- Rehabilitate Stearns Court Public Space with Outdoor Dining and Decorative Features
- Renovate Central Station Building to Expand Restaurant and Add One Apartment



Next Steps

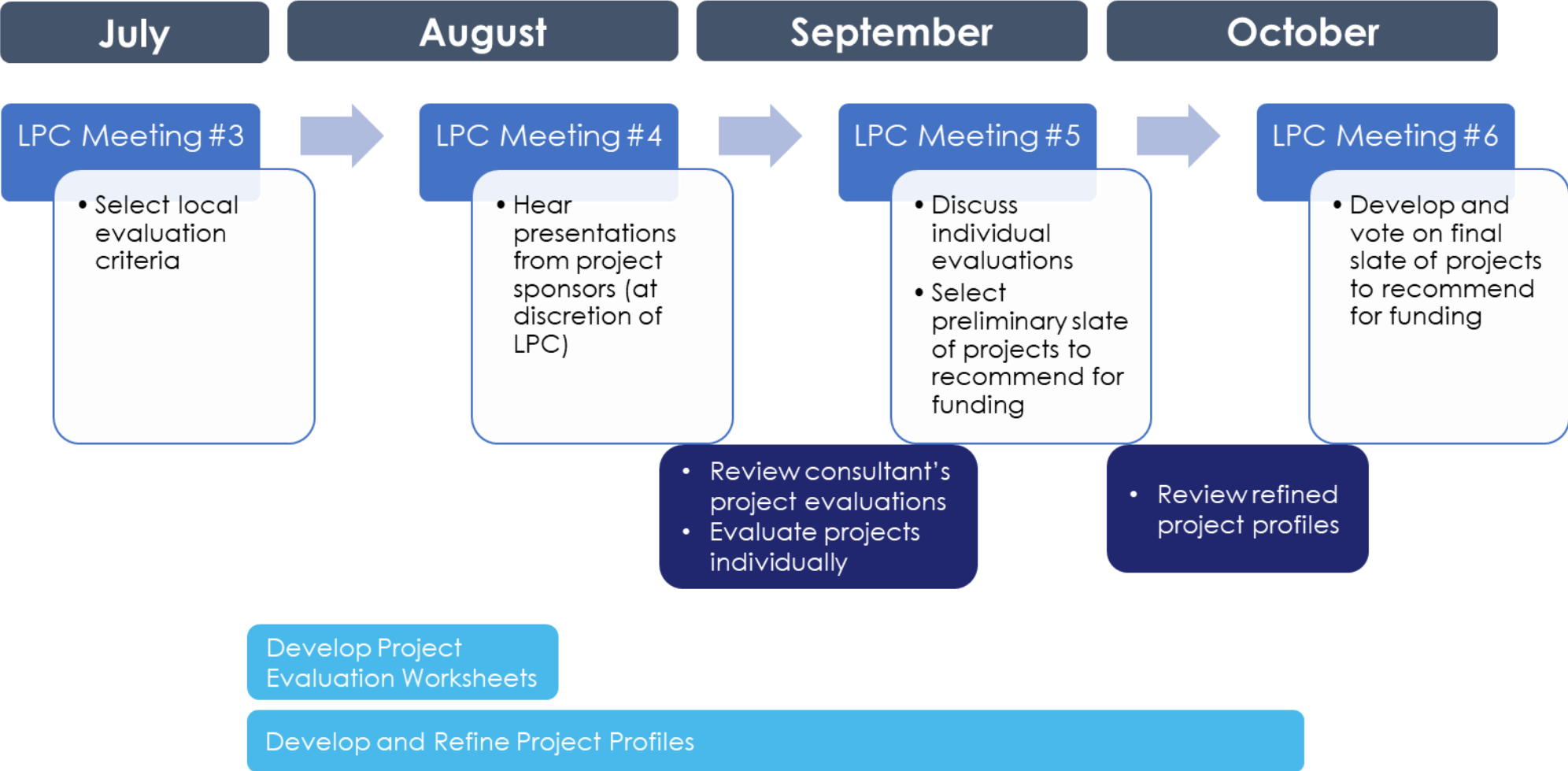
PROJECT EVALUATION

Evaluation Timeline

LPC Meeting Business

LPC Homework

Consultant Team Tasks



REMAINING MEETINGS

Please share with your networks!

- LPC Meeting #6 (Oct 24): Review final draft project profiles and project updates, discuss projects pending decisions, develop and vote on the final slate of projects, and discuss implementation phase.
- Public Workshop #3
 - Date and location TBD
 - Review final list of proposed projects and next steps



UPCOMING DELIVERABLES

Draft Downtown Profile and Assessment (Complete)

Public Project Feedback Summary

Final Draft Project Profiles (October 10)

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.



Public Comment

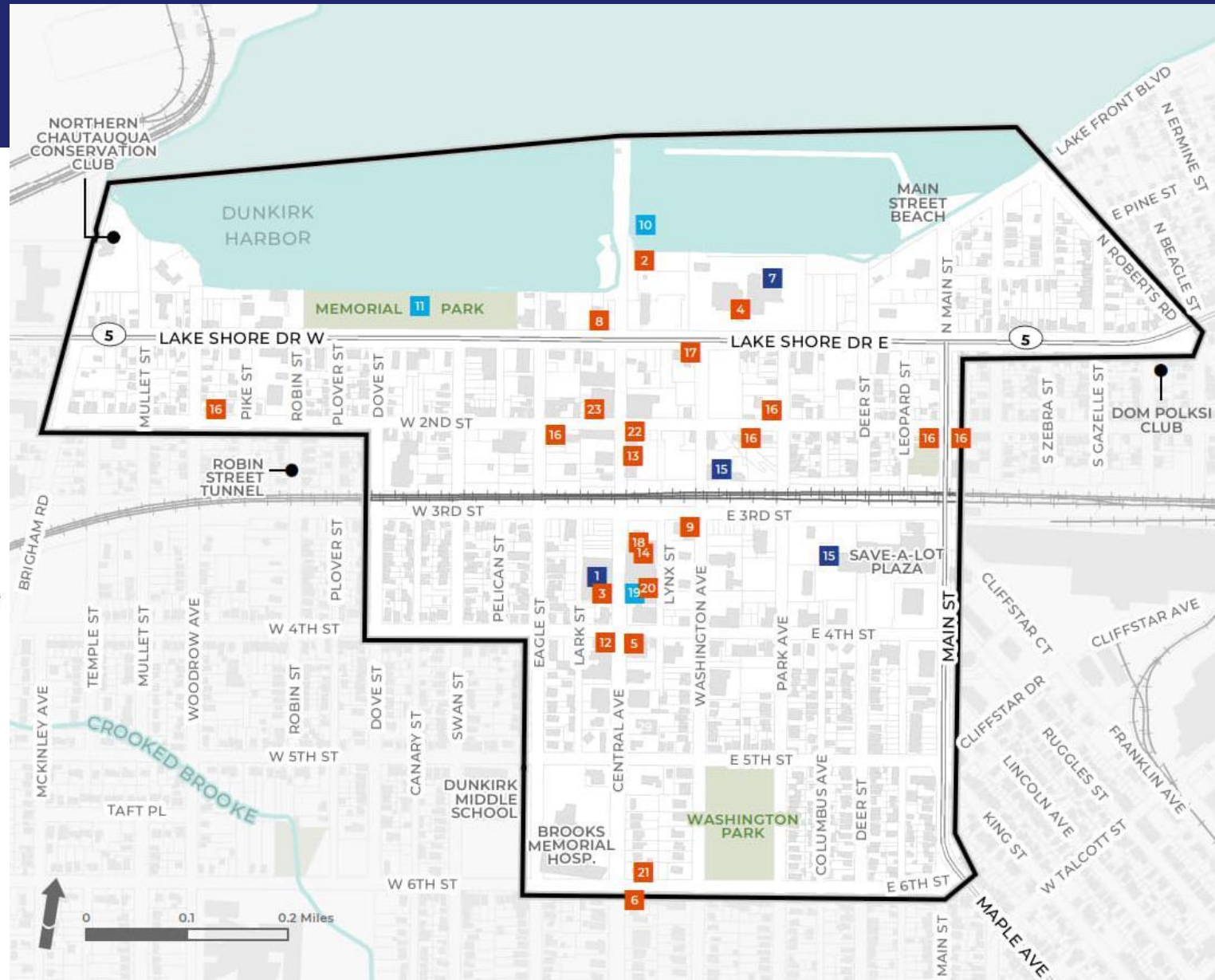


Project Reference Slides

PROJECT LOCATIONS

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

- 1 CONSTRUCT CENTRAL AVE MIXED USE DEVELOPMENT
- 2 IMPROVE THE DUNKIRK MARINA WEST SIDE
- 3 CREATE WORKFORCE DEVELOPMENT TRAINING CENTER
- 4 RENOVATE THE CLARION HOTEL
- 5 REDEVELOP ELHERS BUILDING
- 6 CREATE ADAMS EVENT AND COMMUNITY CENTER
- 7 CREATE INDOOR WATERPARK
- 8 REDEVELOP DEMETRIS ON THE LAKE
- 9 CREATE LIFE SKILLS YOUTH CENTER
- 10 IMPROVE THE DUNKIRK MARINA EAST SIDE
- 11 IMPROVE MEMORIAL PARK
- 12 REDEVELOP LAKE SHORE NATIONAL SAVINGS BANK BUILDING
- 13 FIT OUT AND EQUIP NEW WET LABORATORIES FOR LIFE SCIENCES
- 14 REDEVELOP 314 CENTRAL AVENUE
- 15 CONSTRUCT RESIDENTIAL AND MIXED-USE DEVELOPMENT
- 16 CREATE RENTAL ASSISTANCE DEMONSTRATION (RAD) CONVERSION
- 17 REDEVELOP THE DUNKIRK MACARONI BUILDING
- 18 CREATE THE BUCKETLIST
- 19 REHABILITATE STEARNS COURT PUBLIC SPACE
- 20 RENOVATE MIXED-USE BUILDING ON CENTRAL AVE
- 21 RESTORE THE HISTORIC PUBLIC LIBRARY
- 22 RENOVATE 200-202 CENTRAL AVENUE
- 23 REVITALIZE THE COBURN BLOCK



INITIAL PROJECT LIST

Project Title	Sponsor	Total Cost	DRI Funding	% DRI Funding
1 Construct 45+ Market-Rate Apartments and Commercial Space at 323-325 Central Ave	Nostra Development	\$11,750,000	\$2,500,000	21%
2 Reinvigorate the Dunkirk Marina's West Side with Boating Facilities, Over Water Patio, Restaurant, Two Apartments, and Seasonal Cabana Bar.	Chadwick Bay Marina	\$2,478,000	\$2,478,000	100%
3 Refurbish the Graf Building to House a Workforce Development Training Center	Clarion Hotel & Conference Center	\$4,500,000	\$2,200,000	49%
4 Modernize the Clarion Hotel Building and Exterior Grounds	Jamestown Community College	\$3,500,000	\$2,200,000	63%
5 Redevelop the Ehlers Building to House a Restaurant, Retail and Event Space, and Two Market-Rate Apartments	Chadwick Bay Property Management	\$2,672,000	\$2,100,000	79%
6 Rehabilitate the ADAMS Building to House an Event Space, Work Suite with Full Kitchen, and One Market-Rate Apartment	Access to the Arts, Inc	\$2,012,000	\$2,012,000	100%
7 Create an Indoor Waterpark Attached to the Existing Clarion Hotel with a Wave Pool, Kids' Waterplay Structure, and a Surf Facility	Clarion Hotel & Conference Center	\$25,000,000	\$2,000,000	8%
8 Renovate Demetri's on the Lake with Interior and Exterior Improvements and 4-6 Market-Rate Apartments	Demetri's on the Lake	\$2,492,000	\$1,994,000	80%
9 Rehabilitate the Vacant Building at 21 East Third Street to House a Life Skills Youth Center Including Classrooms and Childcare	Kids at Promise, Inc.	\$1,850,000	\$1,850,000	74%
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	100%
11 Improve Memorial Park with an Amphitheater, Welcome Center, and Pedestrian Walkways	City of Dunkirk	\$950,000	\$950,000	100%
12 Redevelop Lake Shore National Bank Building to House Three Market-Rate Loft Apartments	Savarino Development	\$1,490,000	\$1,490,000	100%
13 Fit Out New Wet Laboratory Facilities at the Fredonia Technology Incubator	SUNY Fredonia Center for Innovation & Economic Development	\$769,000	\$769,000	100%

INITIAL PROJECT LIST

Project Title	Sponsor	Total Cost	DRI Funding	% DRI Funding
14 Renovate 314 Central Avenue to House a Homeownership Center and 5+ Affordable Apartments	Chautauqua Home Rehabilitation and Investment Corporation (CHRIC)	\$940,000	\$720,000	77%
15 Construct 78 Affordable Apartments and Daycare Facility Across Two Sites on East 4 th Street and Washington Ave	Regan Development	\$34,469,000	\$500,000	1%
16 Redevelop 31 Affordable Housing Units Across 7 Sites through a Rental Assistance Demonstration (RAD) Conversion	Dunkirk Housing Authority	\$34,600,000	\$500,000	1%
17 Renovate the Macaroni Building to House 13 Affordable Apartments and Medical Offices	Savarino Development	\$3,980,000	\$500,000	13%
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	73%
19 Rehabilitate Stearns Court Public Space with Outdoor Dining and Decorative Features	City of Dunkirk	\$400,000	\$400,000	100%
20 Renovate Central Station Building to Expand Restaurant and Add One Apartment	Handsome Rob Holdings, LLC	\$376,000	\$274,000	75%
21 Restore the Historic Public Library with Improvements to Interior and Exterior Features	Dunkirk Public Library	\$343,000	\$294,000	85%
22 Improve Exterior of 200-202 Central Avenue and Activate Vacant Storefront to House a Café	Buttered Biscuit Café LLC	\$300,000	\$200,000	67%
23 Revitalize the Coburn Block through Façade Improvements and New Outdoor Patio Space	Coburn Block LLC	\$218,000	\$76,000	35%
24 Renovate 314 Central Avenue to House a Homeownership Center and 5+ Affordable Apartments	City of Dunkirk	\$193,000	\$153,000	79%
Total: # Project Applications		\$138,394,000	\$29,031,000	

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

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)

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.



DRI Request/Total Cost:

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

Secured Funding:


\$0

Existing Use: Marina

Proposed Use(s):

 Improve existing marina

 2 Apartments

 Restaurant + cabana bar

3. Refurbish the Graf Building to House a Workforce Development Training Center

Location: Location: 335 Central Ave

Project Type: Redevelopment and/or Rehabilitation

Description:

Renovate the Graf Building to house the Workforce Development Training Center, the Chamber of Commerce, the Small Business Development Center, and childcare services. The basement will provide a career and counseling center and two enhanced science labs. The second and third floors will accommodate 12 new classrooms and two computer labs.

Applicant: Jamestown Community College (JCC)

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

Capacity:

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



DRI Request/Total Cost:

\$2,200,000 / \$3,500,000 (63% DRI)

Secured Funding:

\$1,300,000

Current Use: County offices

Proposed Use(s):

 Education

 Childcare

4. Modernize the Clarion Hotel Building and Exterior Grounds

Location: 30 Lake Shore Dr E

Project Type: Redevelopment and/or Rehabilitation

Description:

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

Applicant: Clarion Hotel and Conference Center

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

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



DRI Request/Total Cost:

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

Secured Funding:

\$300,000

Existing Use: Hotel, conference center, and brewery

Proposed Use(s):

 Improve existing uses

 Outdoor recreation

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

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):



Retail



Restaurant



2+ Apartments

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

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

7. Create an Indoor Waterpark Attached to the Existing Clarion Hotel with a Wave Pool, Kids' Waterplay Structure, and a Surf Facility

Location: 30 Lake Shore Dr E

Applicant: Clarion Hotel and Conference Center

Project Type: New Development

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

Applicant: Clarion Hotel and Conference Center

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

Capacity:

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



DRI Request/Total Cost:

\$2,000,000/ \$25,000,000 (8% DRI)

Secured:

\$5,000,000

Current Use: Vacant lot

Proposed Use(s):



Indoor
Recreation

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

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)

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

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

10. Reinvigorate the Dunkirk Marina's East Side with Expanded Boating Facilities and a Security System

Location: Dunkirk Harbor/Marina, East Side

Project Type: Public Improvement

Description:

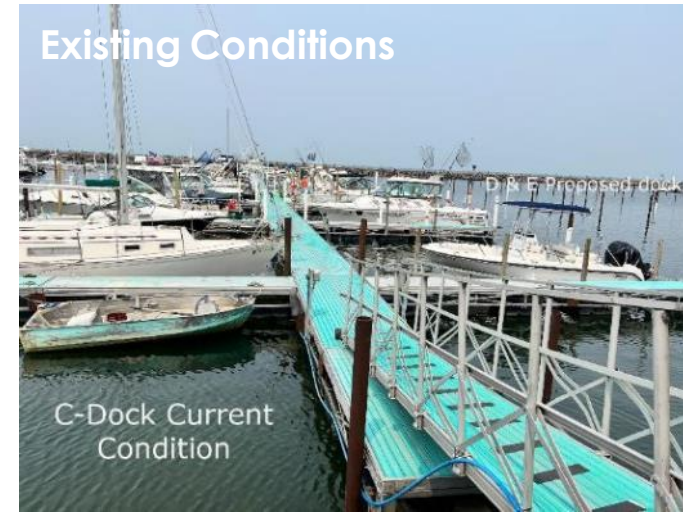
Replace docks with permanent structures, upgrade electrical equipment for docks, establish a closed-circuit camera security system.

Applicant: City of Dunkirk

Partners: Chadwick Bay Marina

Capacity:

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



DRI Request/Total Cost:

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

Secured: \$0

Current Use: City-owned marina

Proposed Use(s):

 Improve Existing Use

 Outdoor Recreation

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

Location: 70 Lake Shore Drive W

Project Type: Public Improvement

Description:

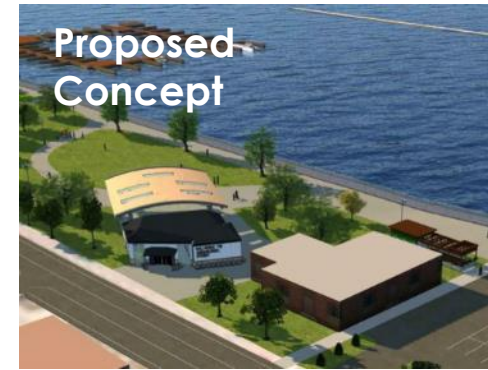
Construct a 2,800 sf public amphitheater with an attached 2,000 sf tourism/welcome center, backstage area, and bathroom facility. Other improvements include pedestrian walkway, lighting, and landscaping enhancements.

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:

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

Secured:

\$0

Current Use: City park

Proposed Use(s):



Improve Existing Use



Events

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

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)

13. Fit Out New Wet Laboratory Facilities at the Fredonia Technology Incubator for Life Sciences Research

Location: 214 Central Ave

Project Type:

Redevelopment/Rehabilitation

Description:

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

Applicant: SUNY Fredonia Center for Innovation & Economic Development

Partners: An interested molecular biology life sciences company

Capacity:

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



Existing Conditions



Proposed Concept

DRI Request/Total Cost:

\$769,000/\$769,000 (100% DRI)

Secured:

\$0

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

Proposed Use(s):

 Research

14. Renovate 314 Central Avenue to House a Homeownership Center and 5+ Affordable Apartments

Location: 314 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

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

Applicant: Chautauqua Home Rehabilitation and Improvement Corporation (CHRIC)

Partners: City of Dunkirk

Capacity:


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



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

Secured:
\$0

Current Use: Office building
Proposed Use(s):

 Education (Home ownership)

 5-7 Apartments

15. Construct 78 Affordable Apartments and Daycare Facility Across Two Sites on East 4th Street and Washington Ave

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

Project Type: New Development

Description:

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

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

Applicant: Regan Development Corporation

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

Capacity:

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



Proposed Conditions:






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

Secured:
\$0

Current Use: Family Dollar (site 1) and vacant building (site 2)

Proposed Use(s):

-  78 Apartments
-  6,700 sq. ft. commercial space
-  Childcare

16. Redevelop 31 Affordable Housing Units Across 7 Sites through a Rental Assistance Demonstration (RAD)

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

Project Type: Redevelopment/Rehabilitation

Description:

Redevelop 31 units of affordable housing across 7 DHA-owned buildings in the DRI Target Area. The construction model will be demo - new build, and units will remain affordable housing with mixed-use and mixed-income, to the extent feasible.

Applicant: Dunkirk Housing Authority

Partners: Southern Tier Environments for Living, Edgemere

Capacity:

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



DRI Request/Total Cost:

\$500,000/\$34,600,000 (1% DRI)

Secured:

\$0

Current Use: Affordable housing

Proposed Use(s):

 Improve Existing Use

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

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

18. Renovate 310 Central Avenue to House Golf Simulator Sports Bar

Location: 310 Central Ave

Project Type: Redevelopment/Rehabilitation

Description:

Create a simulated golf sports bar, GOPHER's, with five simulator bays using the most advanced simulation technology. Ground floor bar will offer year-round recreation and storefront retail for golf supplies. The upstairs will be converted into four short-term rental units with rooftop access.

Applicant: East Coast Investments Unlimited

Partners: An additional LLC will be created for operation and management of the building and business.

Capacity: Sponsors have participated in large demolition and construction projects, as well as ownership and management of short-term rentals. The sponsor owns the building and will manage the rental and lease of the property.



DRI Request/Total Cost:

\$871,000/\$1,112,000 (78% DRI)

Secured:

\$242,000

Current Use: Doctor's office

Proposed Use(s):

 Restaurant and sports bar (6,000 sf)

 4 Short-term rentals

19. Rehabilitate Stearns Court Public Space with Outdoor Dining and Decorative Features

Location: 334-336 Central Ave

Project Type: Public Improvement

Description:

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

Applicant: City of Dunkirk

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

Capacity:

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



DRI Request/Total Cost:

\$400,000/\$400,000

(100% DRI)

Secured:

\$0

Current Use: Underutilized patio space

Proposed Use(s):



Improving existing use



Events

20. Renovate the Central Station Building to Expand Restaurant and Add One Apartment

Location: 332 Central Ave

Project Type:

Redevelopment/Rehabilitation

Description:

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

Applicant: Handsome Rob Holdings

Partners: Cattaraugus County Bank

Capacity:

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

Existing Conditions



Proposed Concept



DRI Request/Total Cost:

\$274,000/\$376,000 (73% DRI)

Secured:

\$7,500

Current Use: Central Station restaurant

Proposed Use(s):

 Improve Existing Use

 1 Apartment

21. Restore the Historic Public Library with Improvements to Interior and Exterior Features

Location: 536 Central Ave

Project Type:

Redevelopment/Rehabilitation of an Existing Building

Description:

Restoration work to the library includes:

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

Applicant: Dunkirk Public Library

Partners: Dunkirk Public School System, Walter Management

Capacity:

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



DRI Request/Total Cost:

\$294,000/\$343,000 (86% DRI)

Secured:

\$49,000

Current Use: Public library

Proposed Use(s):



Improve existing use

22. Improve Exterior of 200-202 Central Avenue and Activate Vacant Storefront to House a Café

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

23. Revitalize the Coburn Block through Façade Improvements and New Outdoor Patio Space

Location: 127 Central Ave

Project Type: Redevelopment/Rehabilitation of an Existing Building

Description:

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

Applicant: Coburn Block LLC

Partners: Local contractors

Capacity:

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



DRI Request/Total Cost:

\$76,000/\$218,000 (35% DRI)

Secured:

\$46,000

Current Use: Five ground floor commercial units (vacant and occupied), and 20 upper-story apartments

Proposed Use(s):



Improving existing use



Outdoor space

24. Small Projects Fund

Location: Projects must be located within the DRI Area

Project Type: Small Projects

Description:

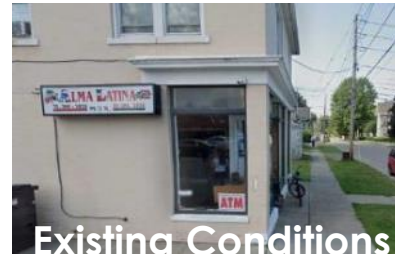
Support projects that revitalize Downtown Dunkirk through building renovations, business assistance (commercial machinery and equipment), public art, and soft costs (architecture and engineering).

Applicant: City of Dunkirk

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

Capacity:

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



Existing Conditions

DRI Request/Total Cost of Example

Projects: \$153,000/ \$193,000 (79%)

Secured:

25% local match required

Example Projects:

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