

# City of Dunkirk Downtown Revitalization Initiative (DRI)



Public Workshop #3  
November 2, 2023, 5:00 PM



**Downtown  
Revitalization  
Initiative**



# AGENDA

Public Workshop #3

DRI Planning Process

Project Evaluation

Recommended Projects

Implementation & Next Steps

Open House







# DRI Planning Process

# DRI PROGRAM OVERVIEW

Dunkirk was awarded \$10 million to revitalize its downtown.

\$9.7 million will be awarded as reimbursable grants to implement transformative projects.

The Dunkirk DRI Local Planning Committee (LPC) recommended a slate of projects for funding in the **Strategic Investment Plan**.

New York State will review the Strategic Investment Plan and make the final project awards.



# ROLES & RESPONSIBILITIES

## Local Planning Committee

### Local Planning Committee

- Confirmed the community's **vision**
- Brainstormed **ideas** and provided **feedback**
- **Reviewed** documents
- Guided **community engagement**
- Reviewed and **recommended projects** for funding



# LOCAL PLANNING COMMITTEE MEMBERS

## Co-chairs

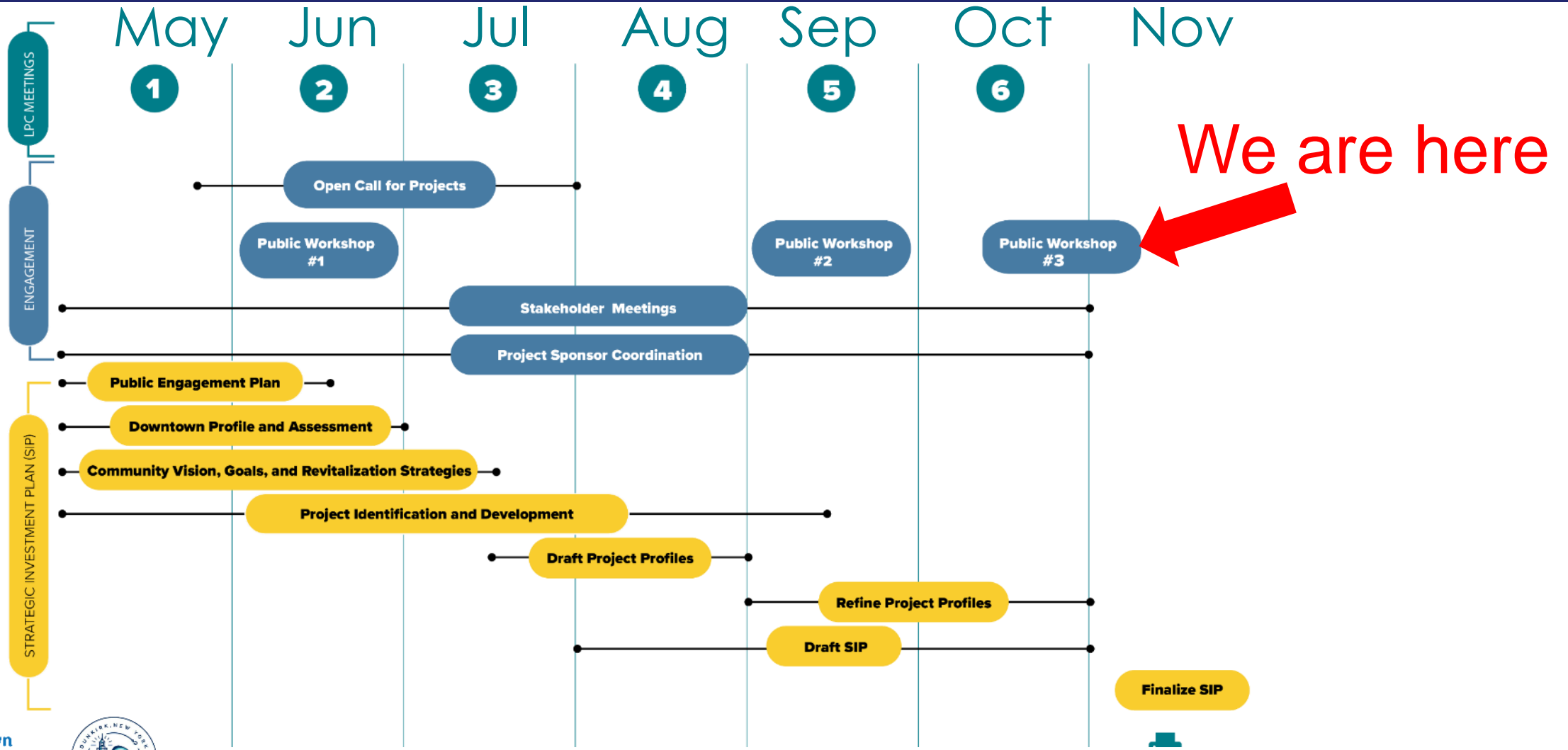
- Honorable Wilfred Rosas, Mayor
- Mike Metzger, WNY Regional Economic Development Council
- Liz Cardona, Dunkirk Housing Authority
- Rebecca Ruiz, Chautauqua Center
- Nathan Aldrich, Chautauqua County Partnership for Economic Growth
- Gina Paradis, Chautauqua County Land Bank
- Dan Beckley, Advanced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

# STATE AGENCY SUPPORT TEAM

Name	State Agency
Ben Bidell	NYS Department of State
Erin Corrado	Empire State Development
Mo Sumbundu	Governor's Office
Leonard Skroll	NYS Homes and Community Renewal



# DRI PROCESS AND TIMELINE



We are here

Finalize SIP





# ROLE OF THE PUBLIC THROUGHOUT DRI PROCESS

## DRI Process

- Downtown Profile & Assessment
- DRI Vision, Goals, and Strategies
- Project Development
- Project Evaluation



## Role of the Public

- Provide feedback on community issues, needs, and opportunities
- Generate project ideas
- Provide feedback on proposed DRI projects

# ENGAGING HARD-TO-REACH POPULATIONS



## Diversifying Project Submissions

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

## Spanish Translation

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

## Local Outreach & Community Networks

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

# PUBLIC SURVEY

- Public survey was open July 8 to August 15 in English and Spanish
- Purpose was to identify issues and opportunities to inform DRI goals, strategies, and project development
- 306 responses
- 73% Dunkirk residents
- 27% identified as Hispanic/Latino

**HOLA DUNKIRK!**

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

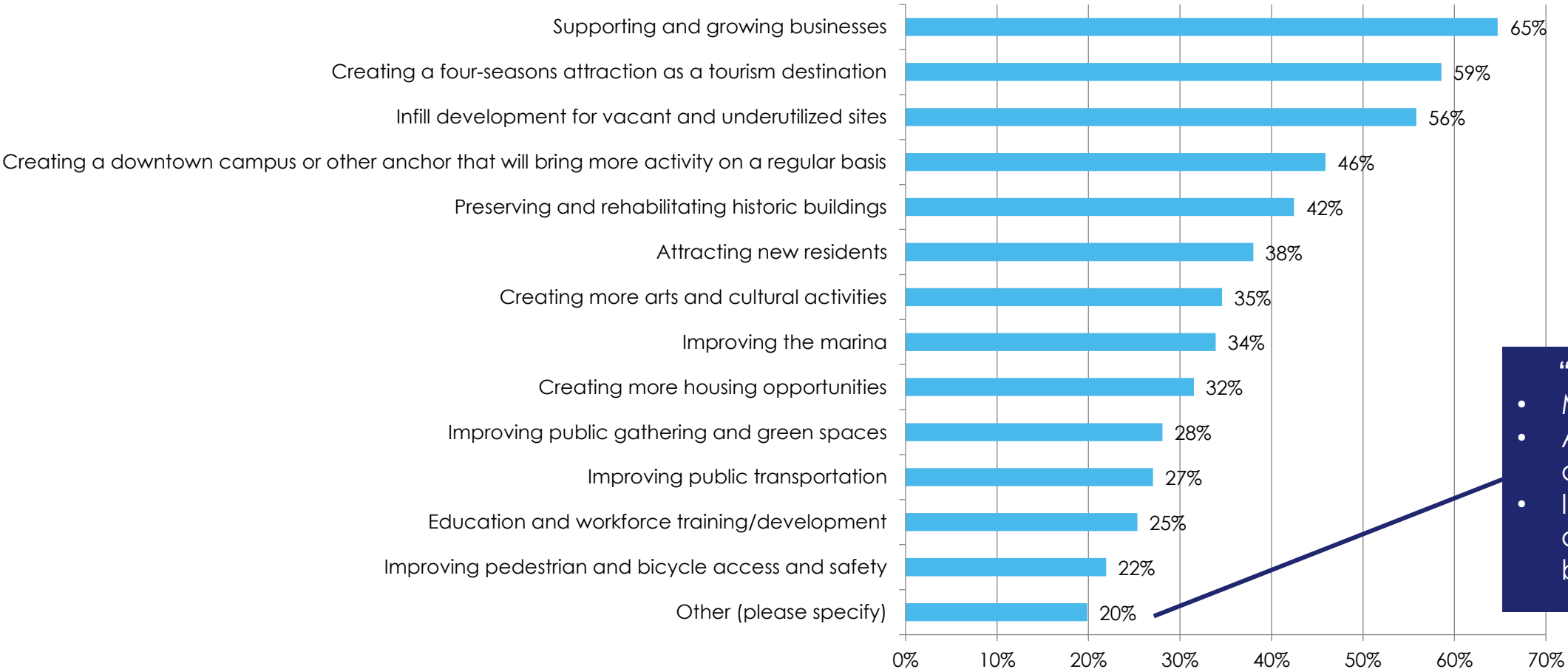


**¡Escanea aquí para compartir tus ideas!**

Más información en:  
[DunkirkDRI.com](http://DunkirkDRI.com)

# HIGHLIGHTS FROM PUBLIC SURVEY RESULTS

## What are the highest priorities for downtown Dunkirk?

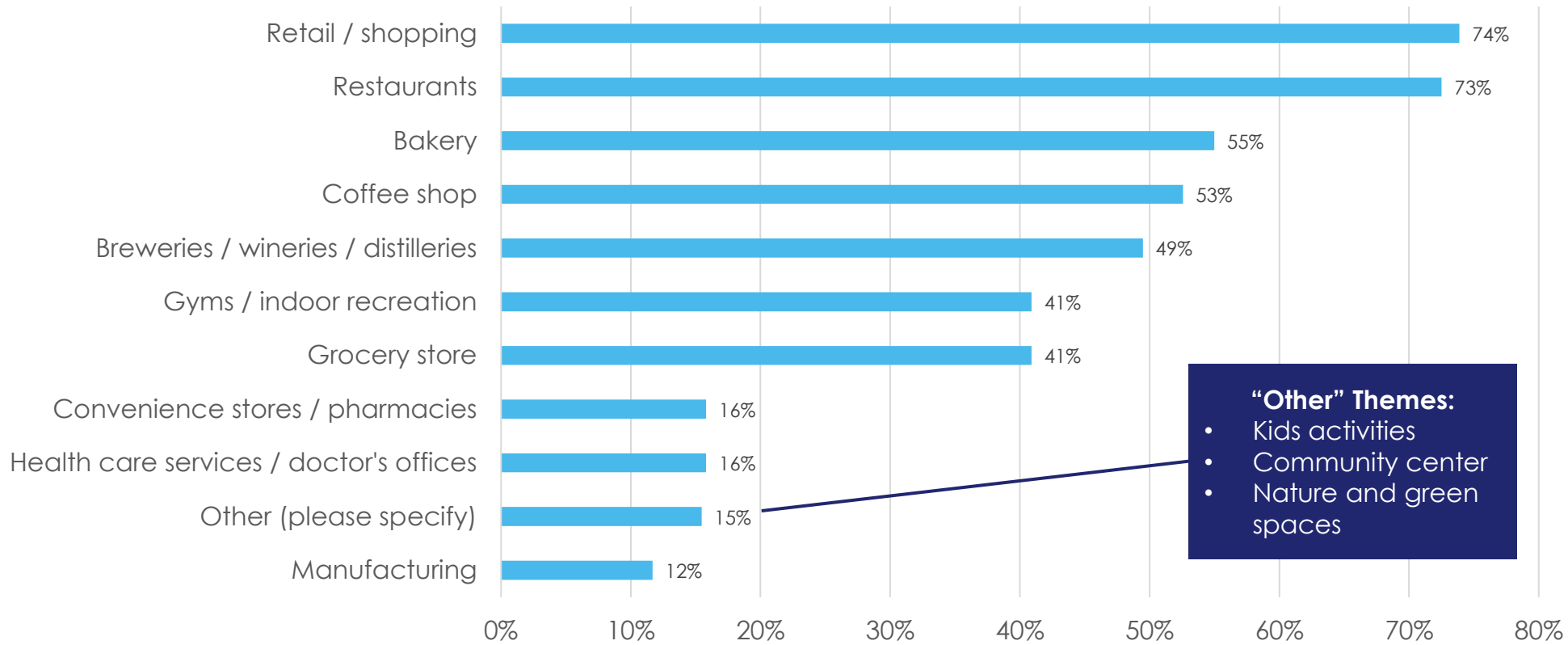


- “Other” Themes:**
- More jobs
  - Activities for kids and young people
  - Improving appearance and beautification



# HIGHLIGHTS FROM PUBLIC SURVEY RESULTS

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



# PUBLIC WORKSHOPS

- **Public Workshop #1 (June 14)**
  - 50+ Attendees
  - Identified needs, challenges, and opportunities that impact Downtown Dunkirk's revitalization
  - Launched Open Call for Projects and solicited project ideas.
- **Public Workshop #2 (September 14)**
  - 47 Attendees
  - Open-house style workshop collected feedback on proposed projects

**Online activities were available for those not able to attend the workshops in-person.**



# POP-UP EVENTS

- **Music on the Pier (June 8)**
  - Shared project information, promoted the public survey and public workshop
- **Washington Park Fair in the Square (July 15)**
  - Promoted the public survey
- **Back to School Bash (August 28)**
  - Promoted the public feedback form
- **Dunkirk High School Senior Class (September 14)**
  - Gathered feedback from high school students on proposed DRI projects



# PUBLIC FEEDBACK ON PROPOSED PROJECTS

- Responses gathered through Public Workshop #2, online form, and Dunkirk High School event
- Online form open August 22 to September 19
- Provided in English and Spanish
- Participants asked for feedback based on project summary slides
- 241 responses from the public

## 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



# OPEN CALL FOR PROJECTS

DRI Projects

- Open Call for Projects was open June 13 to July 21
- Process:
  1. Outreach to prospective applicants, including targeted outreach to minority-led businesses and nonprofits
  2. Informational meeting was held with prospective applicants June 22
  3. Applicants submitted simple project interest form by June 30 (with request for assistance as needed)
  4. Applicants submitted complete DRI Project Form (with assistance from consultant as needed)
  5. Technical assistance and open office hours were available throughout the Call for Projects



# PROJECT DEVELOPMENT AND SELECTION

## Response to Open Call for Projects

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

## Final Slate of Projects

- **Projects: 16**
- **Total DRI Request: \$15,000,000**
- **Total Project Cost: \$92,505,000**
- **Project Types:**
  - 4 Public Improvement Projects
  - 2 New Development Projects
  - 9 Redevelopment/Renovation of Existing Buildings
  - Small Project Fund



# Project Evaluation

# LPC EVALUATION CRITERIA

1. Does the project align with the DRI Vision and Goals?

2. Does the project align with the State DRI Goals?

- Create an active downtown
- Enhance public spaces
- Grow local property tax base
- Attract new businesses
- Build a diverse population
- Provide amenities for quality of life
- Reduce greenhouse gas emissions

3. Does the project align with the Western New York Regional Economic Development Council Strategies?

- Implement Smart Growth
- Prepare Our Workforce
- Foster a Culture of Entrepreneurship
- Invest in Key Industry Sectors



# LPC EVALUATION CRITERIA

## 4. Is the project consistent with State Evaluation Criteria?

- Project Readiness
- Co-Benefits
- Catalytic Effect
- Cost Effectiveness

## 5. Is the project consistent with Local Evaluation Criteria?

- Sustainability
- Transformational
- Capacity
- Matching Funds
- Market Demand
- Synergy

During the project evaluation, the Local Planning Committee narrowed down the list of proposed projects into a final slate of recommended projects. In addition to the five questions listed above, **the Local Planning Committee also considered public support.**

# PROJECT SELECTION: AVAILABLE OPTIONS

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



# Recommended Projects

# RECOMMENDED PROJECTS

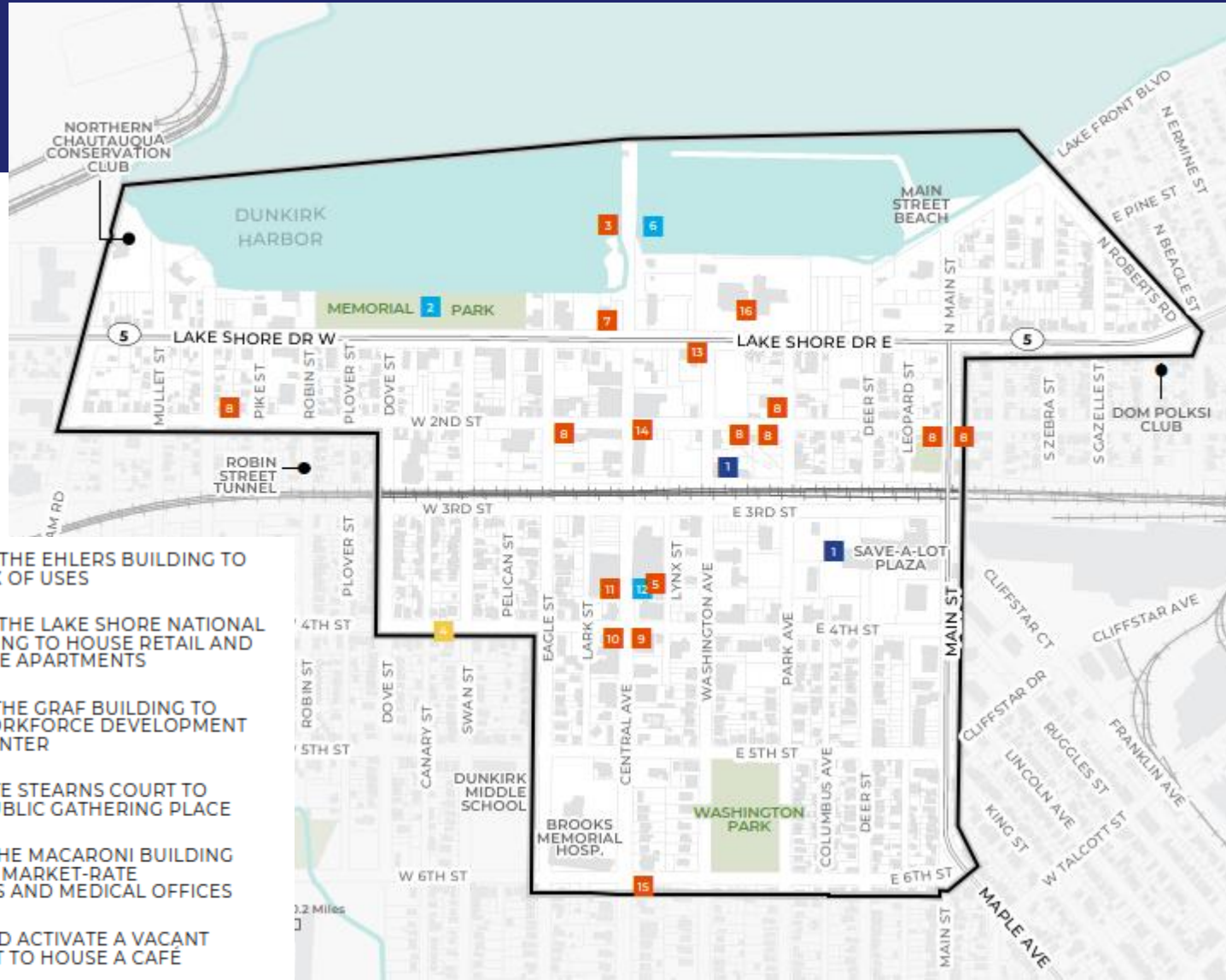
- **Projects: 16**
- **Total DRI Request: \$15,000,000**
- **Total Project Cost: \$92,505,000**
- **Project Types:**
  - Training, Education
  - Hospitality
  - Recreation
  - 6 Mixed-use
  - 4 Public Space
  - 2 Affordable housing
  - Small Project Fund (\$359,000)



**Downtown  
Revitalization  
Initiative**



# PROJECT LOCATIONS



- DRI BOUNDARY
- MAJOR ROAD
- RAILROAD

- NEW DEVELOPMENT
- PUBLIC IMPROVEMENT
- REDEVELOPMENT/  
REHABILITATION OF AN  
EXISTING BUILDING
- SMALL PROJECT FUND

- 1** CONSTRUCT 78 AFFORDABLE APARTMENTS AND A DAYCARE FACILITY ON TWO SITES
- 2** CONSTRUCT THE MEMORIAL PARK AMPHITHEATER AND WELCOME CENTER
- 3** ENHANCE THE CHADWICK BAY MARINA WITH TRANSIENT BOAT SLIPS AND BOATER AMENITIES
- 4** ESTABLISH THE DOWNTOWN DUNKIRK SMALL PROJECT FUND
- 5** EXPAND THE CENTRAL STATION RESTAURANT AND ADD AN APARTMENT
- 6** EXPAND THE CITY OF DUNKIRK MARINA THROUGH NEW DOCKS
- 7** IMPROVE DEMETRI'S ON THE LAKE WITH A NEW FAÇADE AND INTERIOR UPGRADES
- 8** REBUILD 31 AFFORDABLE HOUSING UNITS ACROSS SEVEN SITES
- 9** REDEVELOP THE EHLERS BUILDING TO HOUSE A MIX OF USES
- 10** REDEVELOP THE LAKE SHORE NATIONAL BANK BUILDING TO HOUSE RETAIL AND MARKET-RATE APARTMENTS
- 11** REFURBISH THE GRAF BUILDING TO HOUSE A WORKFORCE DEVELOPMENT TRAINING CENTER
- 12** REHABILITATE STEARNS COURT TO CREATE A PUBLIC GATHERING PLACE
- 13** RENOVATE THE MACARONI BUILDING TO HOUSE 13 MARKET-RATE APARTMENTS AND MEDICAL OFFICES
- 14** RESTORE AND ACTIVATE A VACANT STOREFRONT TO HOUSE A CAFE
- 15** REVIVE THE HISTORIC ADAMS BUILDING TO HOUSE ARTS AND YOUTH PROGRAMMING
- 16** UPDATE THE CLARION HOTEL BUILDING AND GROUNDS

# RECOMMENDED FOR DRI FUNDING

Project Title	Sponsor	DRI Funding Recommended
Construct 78 Affordable Apartments and a Daycare Facility on Two Sites	Regan Development	\$500,000
Construct the Memorial Park Amphitheater and Welcome Center	City of Dunkirk	\$1,310,000
Enhance the Chadwick Bay Marina with Transient Boat Slips and Boater Amenities	County of Chautauqua IDA	\$1,000,000
Establish the Downtown Dunkirk Small Project Fund	City of Dunkirk	\$359,000
Expand the Central Station Restaurant and add an Apartment	Handsome Rob Holdings LLC	\$274,000
Expand the City of Dunkirk Marina through New Docks	City of Dunkirk	\$2,000,000
Improve Demetri's on the Lake with a New Façade and Interior Upgrades	Demetri's on the Lake	\$500,000
Rebuild 31 Affordable Housing Units Across Seven Sites	Dunkirk Housing Authority	\$500,000

# RECOMMENDED FOR DRI FUNDING

Project Title	Sponsor	DRI Funding Recommended
Redevelop the Ehlers Building to House a Mix of Uses	Chadwick Bay Property Management	\$1,400,000
Redevelop the Lake Shore National Bank Building to House Retail and Market-Rate Apartments	Peak Development	\$900,000
Refurbish the Graf Building to House a Workforce Development Training Center	Jamestown Community College	\$2,200,000
Rehabilitate Stearns Court to Create a Public Gathering Place	City of Dunkirk	\$423,000
Renovate the Macaroni Building to House 13 Market-Rate Apartments and Medical Offices	Lakeside Werks LLC	\$500,000
Restore and Activate a Vacant Storefront to House a Café	Buttered Biscuit LLC	\$307,000
Revive the Historic Adams Building to House Arts and Youth Programming	Access to the Arts, Inc	\$1,127,000
Update the Clarion Hotel Building and Grounds	Clarion Hotel and Conference Center	\$1,700,000

# RECOMMENDED FOR SMALL PROJECTS FUND

Total amount recommended: \$359,000

Example projects:

- Restore the Historic Public Library with Improvements to Interior and Exterior Features
- Revitalize the Coburn Block through Façade Improvements and New Outdoor Patio Space
- Expand the Dining Room at Taqueria Mexicana
- Invest in Kitchen Equipment and Building at Alma Latina Mex
- Improve the Façade at Matt's News Convenience Store



# RECOMMENDED FOR OTHER FUNDING

- Construct 20 Market-Rate Apartments and Commercial Space at 323-325 Central Ave
- Create an Indoor Waterpark Attached to the Existing Clarion Hotel with a Wave Pool, Kids' Waterplay Structure, and a Surf Facility
- Stabilize the Vacant Building at 21 East Third Street to House a Life Skills Youth Center
- Fit Out New Wet Laboratory Facilities at the Fredonia Technology Incubator
- Renovate 314 Central Avenue to House a Homeownership Center and 5+ Affordable Apartments
- Renovate 310 Central Avenue to House Golf Simulator Sports Bar and Four Short-Term Rentals

# Construct 78 Affordable Apartments and a Daycare Facility on Two Sites

**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

**Sponsor:** 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.

**Existing Conditions:**



**Proposed Concept:**



**DRI Recommended/Total Cost:**

\$500,000/\$34,469,000 (1% DRI)

**Matching Funds:**

\$33,969,000 (Anticipated)

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

**Proposed Use(s):**  78 Apartments  Childcare

# Construct the Memorial Park Amphitheater and Welcome Center

**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.

**Sponsor:** 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 Recommended/Total Cost:**

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

**Matching Funds:**

N/A

**Current Use:** City park

**Proposed Use(s):**



Improve Existing Use



Events

# Enhance the Chadwick Bay Marina with Transient Boat Slips and Boater Amenities

**Location:** Dunkirk Harbor/Marina, West Side

**Project Type:** Redevelopment and/or Rehabilitation

**Description:**

Revitalize and repair the west side of the Chadwick Bay Marina, including a new transient dock, renovated docks, boater amenities, and public access including Shoreline Trail connector.

**Sponsor:** County of Chautauqua IDA

**Partners:** City of Dunkirk

**Capacity:**

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



**DRI Recommended/Total Cost:**

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

**Matching Funds:**

N/A

**Existing Use:** Marina

**Proposed Use(s):**

 Improve existing marina



# Establish the Downtown Dunkirk Small Project 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).

**Sponsor:** 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 Recommended/ Total Cost of Example Projects:**

\$359,000/ \$754,000 (48%)

**Matching Funds:**

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)
- Restore the Public Library (\$294,000)
- Revitalize the Coburn Block (\$76,000)

# Expand the Central Station Restaurant and Add an 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.

**Sponsor:** 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 Recommended/Total Cost:**

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

**Matching Funds:**

\$102,000 (\$68,000 Anticipated and \$34,000 Secured)

**Current Use:** Central Station restaurant

**Proposed Use(s):**

 Improve Existing Use

 1 Apartment

# Expand the City of Dunkirk Marina through New Docks

**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.

**Sponsor:** 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 Recommended/Total Cost:**

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

**Matching Funds:**

N/A

**Current Use:** City-owned marina

**Proposed Use(s):**



Improve Existing Use



Outdoor Recreation



# Improve Demetri's on the Lake with a New Façade and Interior Upgrades

**Location:** 6-8 Lake Shore Drive W

**Project Type:**

Redevelopment/Renovation

**Description:**

Renovate interior of the first-floor restaurant (2,200 sf) and complete initial exterior improvements to the façade.

**Sponsor:** 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 Recommended/Total Cost:**

\$500,000 / \$750,000 (67% DRI)

**Matching Funds:**

\$250,000 (Anticipated)

**Current Use:** Restaurant

**Proposed Use(s):**



Improve existing use



# Rebuild 31 Affordable Housing Units Across Seven Sites

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

**Project Type:** Redevelopment/Rehabilitation

**Description:**

Demolish existing dilapidated housing and rebuild 31 units of new affordable housing across seven 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.

**Sponsor:** Dunkirk Housing Authority

**Partners:** None

**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 Recommended/Total Cost:**

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

**Matching Funds:**

\$34,100,000 (Anticipated)

**Current Use:** Affordable housing

**Proposed Use(s):**

 Improve Existing Use

# Redevelop Ehlers Building to House a Mix of Uses

**Location:** 400-402 Central Ave

**Project Type:** Redevelopment/Rehabilitation

**Description:**

Renovate a 19,000 sf building into a mixed-use property consisting of a restaurant, two residential units, and retail (destination antique co-op auction house, art, and event space).

**Sponsor:** 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.

**Existing Conditions:**



**Proposed Concept:**



**DRI Recommended/Total Cost:**

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

**Matching Funds:**

\$350,000 (Anticipated)

**Current Use:** Vacant building

**Proposed Use(s):**

 Retail

 Restaurant

 2 Apartments

# Redevelop the Lake Shore National Bank Building to House Retail and Market-Rate Apartments

**Location:** 401-403 Central Ave

**Project Type:**

Redevelopment/Rehabilitation

**Description:**

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

**Sponsor:** 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 Recommended/Total Cost:**


\$900,000/\$1,900,000

**Matching Funds:**

\$1,000,000 (Anticipated)

**Current Use:** Vacant building

**Proposed Use(s):**

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

 Retail (1,700 sf)

# 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.

**Sponsor:** 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 Recommendation/Total Cost:**

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

**Matching Funds:**

\$1,300,000 (\$700,000 Secured and \$600,000 Anticipated)

**Current Use:** County offices

**Proposed Use(s):**

 Education

 Childcare



# Rehabilitate Stearns Court to Create a Public Gathering Place

**Location:** 334-336 Central Ave

**Project Type:** Public Improvement

**Description:**

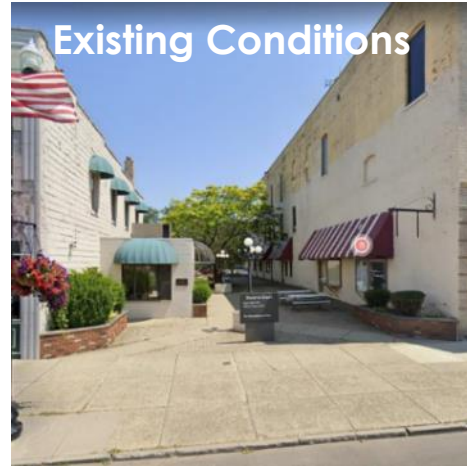
Create a vibrant outdoor seating area for the Central Station Restaurant and a space to hold public events that is better-defined and more welcoming.

**Sponsor:** City of Dunkirk

**Partners:** Central Station Restaurant

**Capacity:**

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



**DRI Recommendation/Total Cost:**

\$423,000/\$423,000 (100% DRI)

**Matching Funds:**

N/A

**Current Use:** Underutilized patio space

**Proposed Use(s):**



Improving existing use



Events

# Renovate the Macaroni Building to House 13 Market-Rate 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.

**Sponsor:** Lakeside Werks LLC

**Partners:** Peak Development Partners

**Capacity:**

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



Existing Conditions



Proposed Concept

**DRI Recommended/Total Cost:**

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

**Matching Funds:**

\$2,700,000 (\$1,000,000 Secured and \$1,700,000 Anticipated)

**Current Use:** Vacant Building

**Proposed Use(s):**



Commercial  
(1,500 sf ground floor)



13 Apartments

# Restore and Activate a 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, improve the energy efficiency, and restore the historic storefront on Central Ave.

**Sponsor:** Buttered Biscuit Café LLC

**Partners:** None

**Capacity:**

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



**DRI Recommended/Total Cost:**

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

**Matching Funds**

\$100,000 (Anticipated)

**Current Use:** 5 apartments and car detailing business

**Proposed Use(s):**



Improving existing use



Café/Restaurant (1,200 sf)



# Revive the Historic Adams Building to House Arts and Youth Programming

**Location:** 600 Central Ave

**Project Type:** Redevelopment/Renovation

**Description:**

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

**Sponsor:** Access to the Arts, Inc.

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

**Capacity:**

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



**DRI Recommended/Total Cost:**

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

**Matching Funds:**

\$123,000 (Anticipated)

**Current Use:** Vacant building

**Proposed Use(s):**

 Events  Youth/gym center

 2 Luxury Apartments



# Update the Clarion Hotel and 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.

**Sponsor:** 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 Recommended/Total Cost:**

\$1,700,000 / \$4,500,000 (38% DRI)

**Matching Funds:**

\$2,800,000 (\$300,000 Secured and \$2,500,000 Anticipated)

**Existing Use:** Hotel, conference center, and brewery

**Proposed Use(s):**

 Improve existing uses

 Outdoor recreation



# Project Implementation & Next Steps



# CONSULTANT TEAM COMPLETES DRI DELIVERABLES

## Project Profiles (Complete)

## Draft Strategic Investment Plan (November 17)

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



# NEXT STEPS

- New York State will select \$9.7 million in projects to award DRI funding
- Awards will be announced in late 2023/ early 2024
- Projects will be assigned a State agency based on project scope
- State agencies will administer the grant and coordinate with project sponsors regarding the grant contract
- Projects can begin the first day of the month following the award announcement





# PROJECT IMPLEMENTATION

- Project sponsors will provide updates and deliverables to the State as specified in their grant contracts
- State agencies will be in contact regularly to provide support and monitor progress
- Press events may be held in connection with ground breakings and ribbon cuttings



# PROJECT IMPLEMENTATION

- If a selected DRI project is not able to move forward in the implementation phase, New York State will select the next project from the Strategic Investment Plan to receive funding
- The City of Dunkirk will establish the Small Projects Fund and open the fund to applications (25% match required)







# Open House

