

Other Funding Programs for Downtown Revitalization

Parks, Trails, and Streetscapes

- **Environmental Protection Fund** (Up to \$500K, 20% match): Capital projects that protect the environment and enhance communities.
- **Climate Smart Communities Program** (Up to \$2,000,000, 50% match): Projects that reduce greenhouse gas emissions such as trails and complete streets.
- **Transportation Alternatives Program (TAP), Congestion Mitigation and Air Quality (CMAQ) and Carbon Reduction Program (CRP)** (\$500K to \$5M, 20% match): Bike, pedestrian, transit, and other transportation projects that reduce emissions.



Buildings and Economic Development

- **New York Main Street Program** (Up to \$500K, 25% match): Commercial/residential improvements, streetscape, or technical assistance.
- **RESTORE NY** (Up to \$2M 10% match): Projects involving demolition or rehab of vacant, abandoned, or condemned properties.
- **Historic Tax Credits** (Up to \$5M, 70-80% match): Interior and exterior rehabilitation work to certified historic structures
- **Brownfield Cleanup Program Tax Credits** (Up to \$35M, 76-90% match): Cleanup at a brownfield site.
- **Empire State Development Capital Grants** (\$50K+, 80% match): Capital projects to create/retain jobs and increase economic activity.
- **Community Development Block Grants Economic Development Program** (\$100K-\$750K, 60 match): Economic Development and Small Business grants



Affordable Housing

New York State Homes and Community Renewal Programs (\$50K-\$125K per housing unit)

- Community Controlled Affordable Housing Program
- Low-Income Housing Trust Fund Program
- Housing Development Fund Program
- Low-Income Housing Tax Credit Program
- HOME Program
- Community Investment Fund Program



Tourism

Market NY Regional Tourism Capital Program (\$150K+, 80% match): Projects that include plans to expand, construct, restore or renovate New York State tourism destinations and attractions.



Arts and Culture

Capital Improvement Grants for Arts and Culture

- Small and mid-sized grants of up to \$2M (50% match) Grants up to \$50K with no match for small nonprofits.
- Large grants of \$2M-\$10M (50% match).
- Capital improvements by nonprofit arts and culture organizations



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:

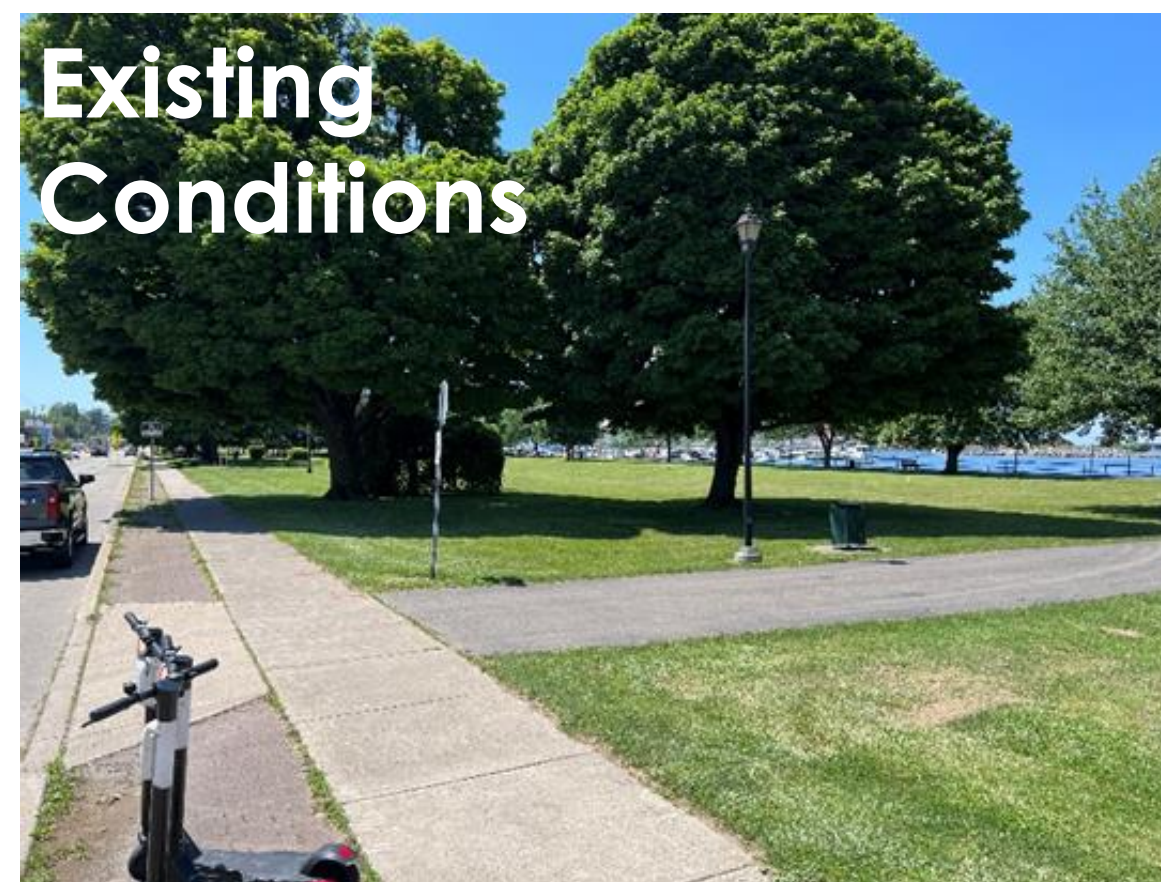
Construct a 2,800 sf public amphitheater with an attached 2,000 sf tourism/welcome center, backstage area, and bathroom facility. Other improvements include pedestrian walkway, lighting, and landscaping enhancements.

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 Dunkirk Marina area, West Side, 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:

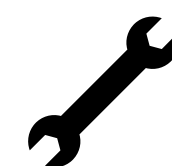
\$1,000,000 / \$1,000,000 (100% DRI)

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.



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.



Proposed Concept



DRI Recommended/Total Cost:

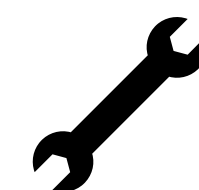
\$500,000 / \$750,000 (67% DRI)

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:

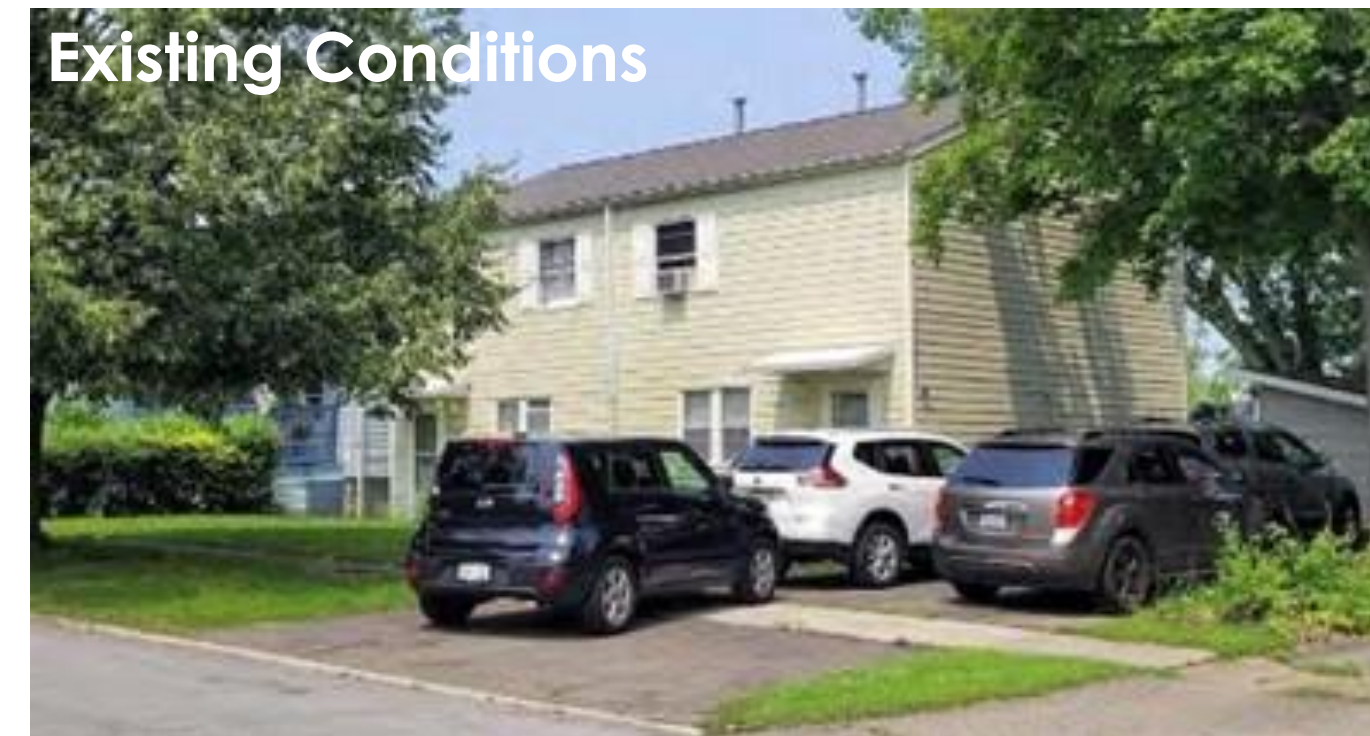
Redevelop 31 units of affordable housing across 7 DHA-owned buildings in the DRI Target Area. The construction model will be demo - new build, and units will remain affordable housing with mixed-use and mixed-income, to the extent feasible.

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

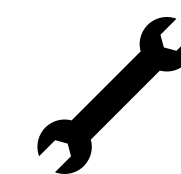


DRI Recommended/Total Cost:
\$500,000/\$34,600,000 (1% DRI)

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). There will be fewer apartments, and the retail footprint may be reduced if needed.

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:

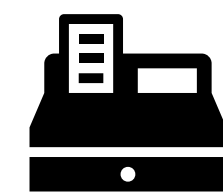
\$1,400,000 / \$1,750,000 (80% DRI)

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:

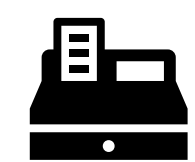
\$1,000,000 (Anticipated)

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.

Existing Conditions



Proposed Concept



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: 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 Recommendation/Total Cost:

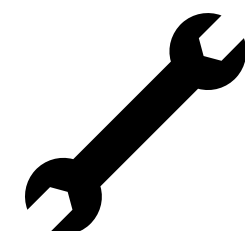
\$423,000/\$423,000 (100% DRI)

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:

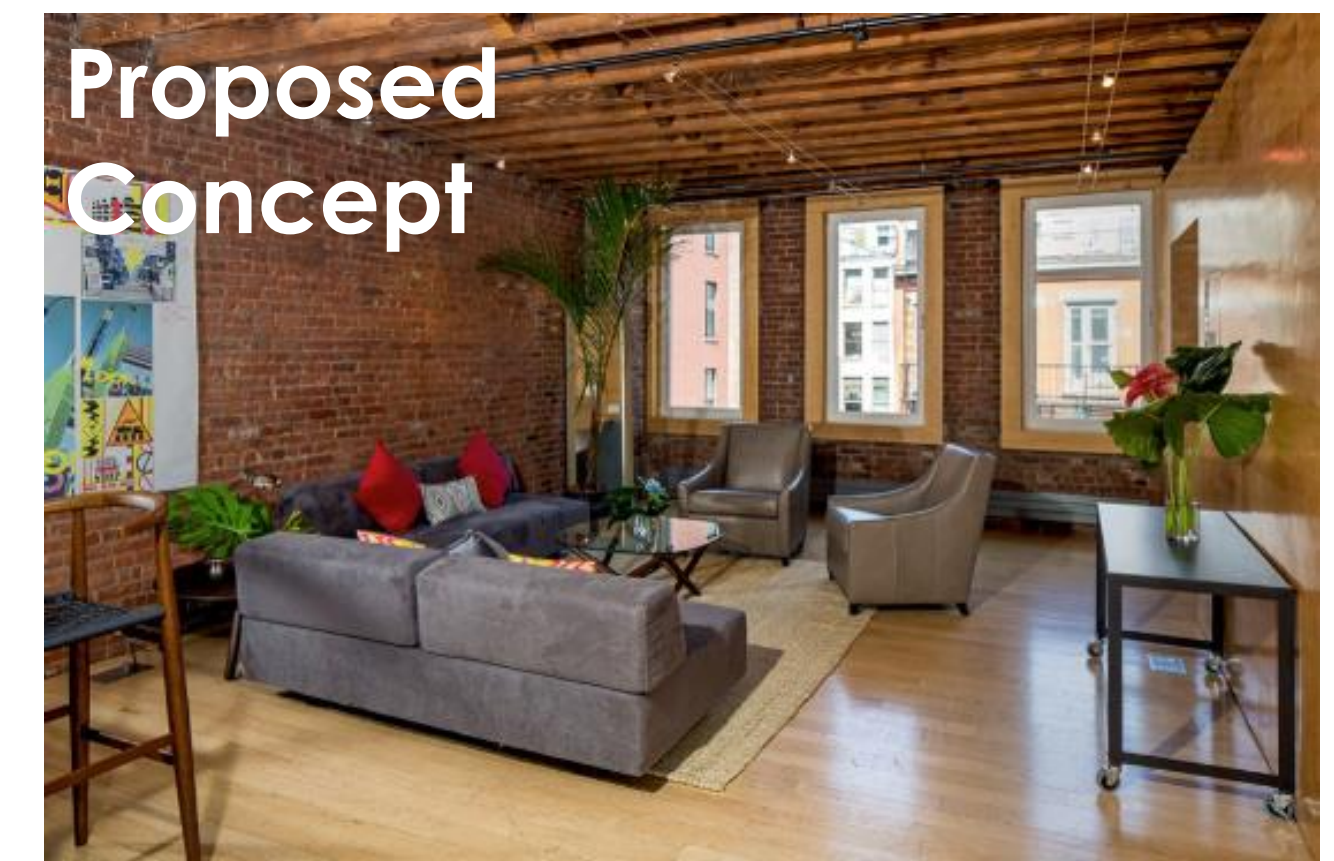
Convert the 11,000 sf, 4-story Macaroni building into a mixed-use site containing first-floor commercial space for medical practices (1,500 sf) and 13 upper-story lofted apartment units.

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.



DRI Recommended/Total Cost:

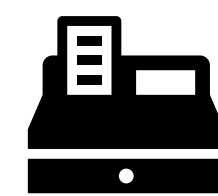
\$500,000/\$3,200,000 (16% DRI)

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:

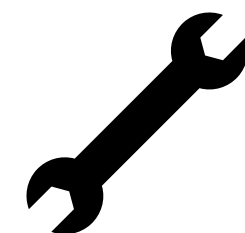
\$307,000/\$407,000 (75% DRI)

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:

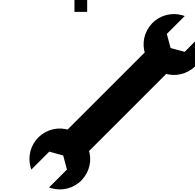
\$1,700,000 / \$4,500,000 (38% DRI)

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