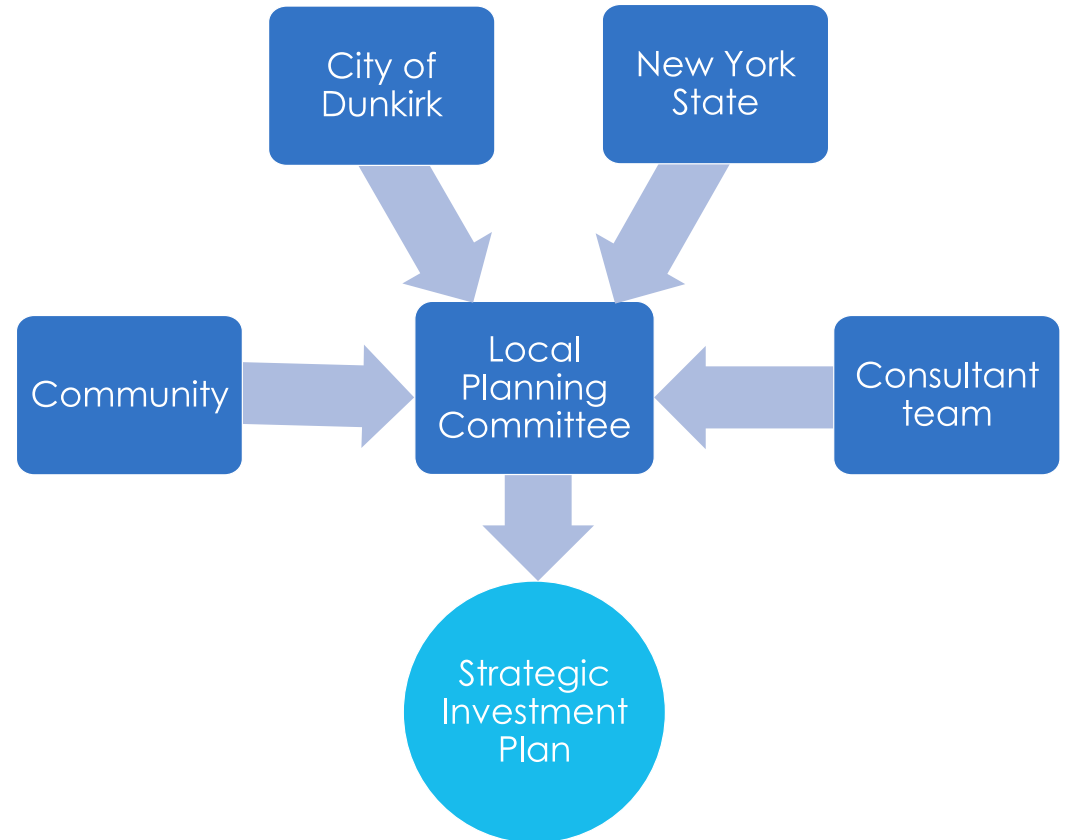
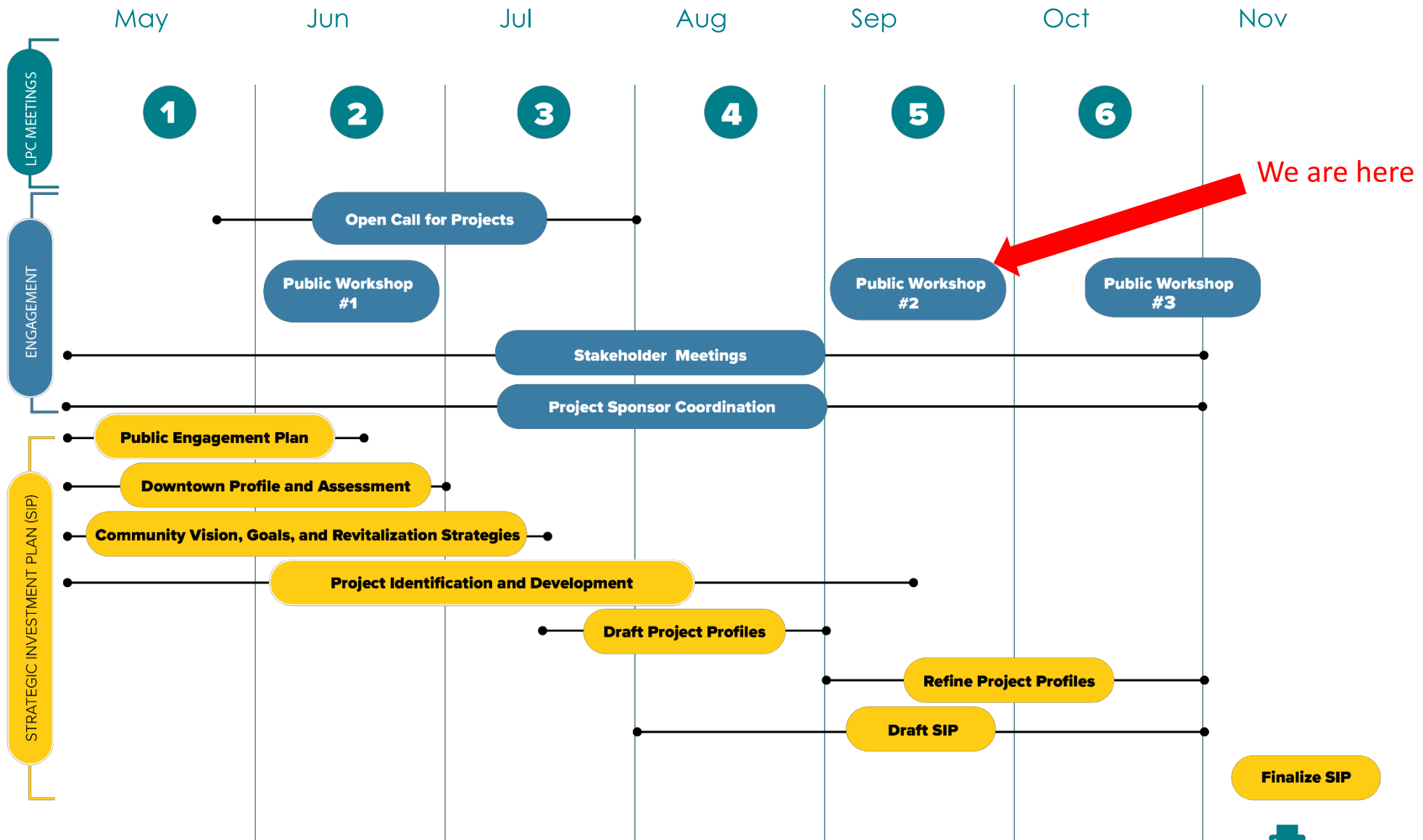


DRI PROGRAM OVERVIEW

- 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 will recommend 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.
- Which projects should receive funding? **We want to hear from you!**



DRI PROCESS AND TIMELINE



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 narrows 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 considers public support. Which projects should receive funding? We want to hear from you!**

DUNKIRK DRI VISION, GOALS, AND STRATEGIES

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.



GOAL 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

- A. Increase year-round activities at the waterfront including recreation, entertainment, retail, and dining
- B. Establish downtown anchor businesses or institutions to generate ongoing activity
- C. Support a unique mix of specialty businesses and attractions to draw people downtown throughout the day, week, and year

GOAL 2: Reverse the trend of vacancies in Downtown Dunkirk and create a robust environment for rehabilitation of historic downtown buildings

- A. Support infill development of vacant or underutilized land to meet community needs
- B. Support adaptive reuse of vacant or underutilized buildings
- C. Preserve historic architectural resources with façade improvements and other investments

GOAL 3: Improve access and connectivity to employment, education, healthcare, other essential services, and natural areas through capital investments

- A. Invest in businesses that provide jobs, essential services, and amenities for residents
- B. Expand education and training resources to attract students and staff while supporting workforce development
- C. Protect public access to and environmental quality of the waterfront and other natural areas

GOAL 4: Increase opportunities for quality affordable housing

- A. Attract new residents with affordable housing for aging adults, young adults, and young families
- B. Improve affordable housing options and quality for existing residents
- C. Create a mix of housing types to accommodate households of varying sizes and income levels

GOAL 5: Support an inclusive community spirit that embraces Dunkirk's strong heritage, ethnic diversity, aging adults, and youth

- A. Create inclusive gathering places such as community centers, events venues, and outdoor public spaces
- B. Invest in youth-oriented activities
- C. Ensure public spaces are accessible for all ages and abilities
- D. Showcase Dunkirk's history to enhance community vitality and pride
- E. Celebrate Dunkirk's racial and ethnic diversity through public art and placemaking

GOAL 6: Invest in transportation options to make Downtown Dunkirk more walkable, bikeable, and accessible by public transportation

- A. Enhance infrastructure and wayfinding for pedestrians and cyclists at key downtown activity centers
- B. Improve downtown streetscapes through landscaping, street furniture, and bus stop amenities
- C. Promote Dunkirk as a regional connector and natural stop between Western New York and Pennsylvania

1. Construct Central Ave Mixed Use Development

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. Improve the Dunkirk Marina: West Side

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. Create 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. Renovate the Clarion Hotel

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.

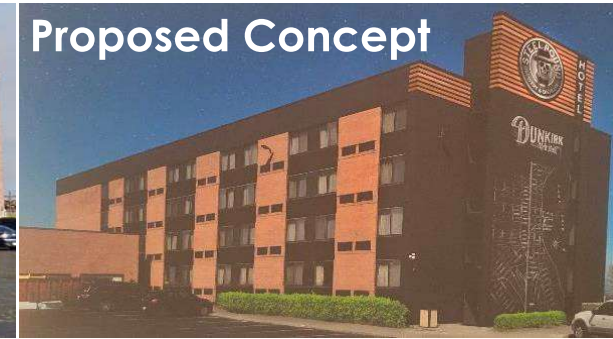
Applicant: Clarion Hotel and Conference Center

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.



Existing Conditions



Proposed Concept

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 Ehlert Building

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. Create ADAMS Event and Community Center

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 Indoor Water Park

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. Redevelop Demetri's on the Lake

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. Create Life Skills Youth Center

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.

Existing Conditions



DRI Request/Total Cost:

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

Secured:

\$0

Current Use: Vacant Building

Proposed Use(s):



Education



Childcare

10. Improve the Dunkirk Marina East Side

Location: Dunkirk Harbor/Marina, East Side

Project Type: Public Improvement

Description:

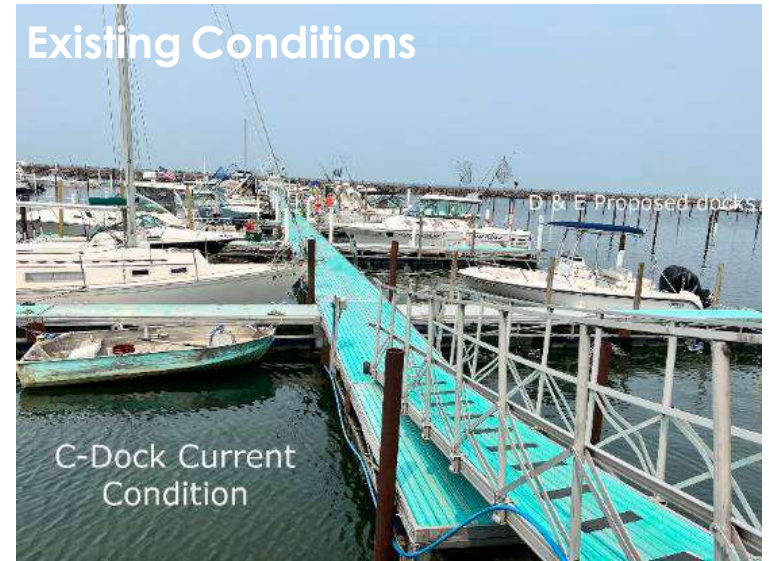
Replace docks with permanent structures, upgrade electrical equipment for docks, establish a closed-circuit camera security system.

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:

\$1,500,000 / \$1,500,000 (100% DRI)

Secured: \$0

Current Use: City-owned marina

Proposed Use(s):

 Improve Existing Use

 Outdoor Recreation

11. Improve Memorial Park

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 Savings Bank

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: Dunkirk Local Development Corporation (DLDC)

Partners: None

Capacity:

Sponsor owns the property and several other pieces of property for redevelopment. Sponsor provides loans and other economic development incentives to small businesses.



DRI Request/Total Cost:

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 and Equip New Wet Laboratories for Life Sciences

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. Redevelop 314 Central Ave

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.




Existing Conditions

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 Residential and Mixed Use Development

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. Create Residential 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 76 residential units of the DHA's property portfolio by completing a RAD conversion. DHA owns 7 buildings in the DRI Target Area, containing 31 units of affordable housing. 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. Redevelop the Dunkirk Macaroni Building

Location: 23-25 Lake Shore Drive

Project Type:

Redevelopment/Rehabilitation

Description:

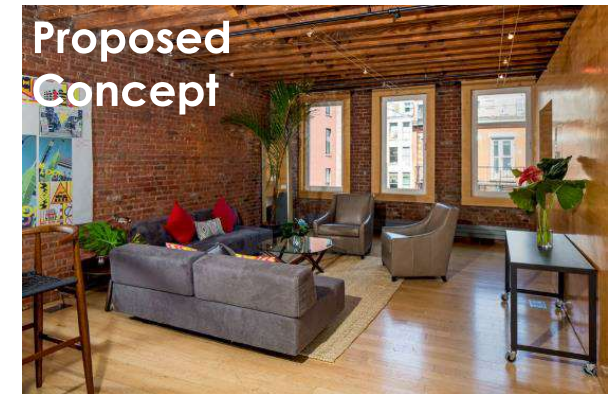
Convert the 11,000 sf, 4-story Macaroni building into a mixed-use site containing first-floor commercial space for medical practices(1,500 sf) and 13 upper-story lofted apartment units.

Applicant: Savarino Companies

Partners: Current building owners

Capacity:

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



DRI Request/Total Cost:

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

Secured:

\$0

Current Use: Vacant Building

Proposed Use(s):



Commercial
(1,500 sf ground floor)



13 Apartments

18. Create The Clubhouse

Location: 310 Central Ave

Project Type: Redevelopment/Rehabilitation

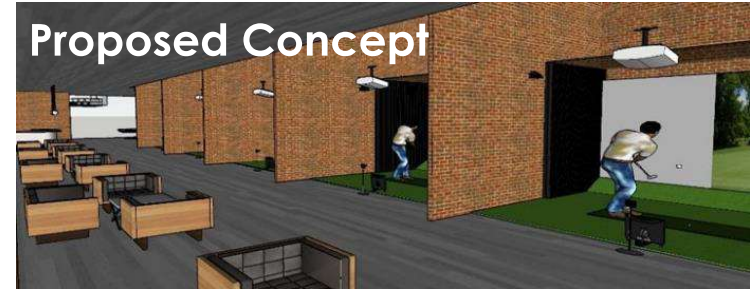
Description:

Create a state-of-the-art simulator/sports bar for residents and tourists to play simulated sports year-round including golf, football, baseball, bowling, archery, and more. The upstairs will be converted into two affordable apartments.

Applicant: East Coast Investments Unlimited

Partners: None

Capacity: Sponsors have participated in large demolition and construction projects



DRI Request/Total Cost:

\$400,000/\$550,000 (73% DRI)

Secured:

\$0

Current Use: Doctor's office

Proposed Use(s):

 Restaurant and sports bar

 2 Apartments

19. Rehabilitate Stearns Court Public Space

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 Mixed-Use Building on Central Ave

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 Dunkirk Public Library

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. Renovate 200-202 Central Avenue

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

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