

# City of Dunkirk Downtown Revitalization Initiative (DRI)



Open Call for Projects Informational Meeting  
June 22, 2023, 2:00 PM



**Downtown  
Revitalization  
Initiative**



# Agenda

Open Call for Projects  
Informational Meeting

Welcome and Introductions

DRI Program and Project Requirements

Project Development

Project Profiles

Q&A



# Introductions

## Name

## State Partners

Ben Bidell	NYS Department of State
Erin Corrado	Empire State Development
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

# DRI PROGRAM

- Launched in 2016 to improve the vitality of urban centers across the State
- Regional Economic Development Councils (REDCs) nominate communities for significant investment to revitalize their downtowns
- In DRI Round 6, each of the REDCs chose one community to receive \$10 million (\$100 million in funding statewide)
- Each community prepares a Strategic Investment Plan (SIP) that guides the implementation of transformational projects
- Local Planning Committee (LPC) nominated by the Mayor and appointed by the NYS Secretary of State guides development of the SIP
- LPC evaluates projects and recommends a slate of \$12-\$15 million in projects for the State to consider for grant funding



# OPEN CALL FOR PROJECTS

Process

- Used to identify DRI projects sponsored by public, private, or non-profit entities
- Provides an open, fair, and transparent process for LPC to vet projects
- Open Call lasts at least 4 weeks
- Technical assistance available
- Allows LPC and consultant team to obtain information in a consistent manner
- Submission of a proposal for inclusion in the SIP does not guarantee selection or funding



# OPEN CALL FOR PROJECTS

Process

- Open Call for Projects: June 13 to July 17
- Process:
  1. Applicants submit simple project interest form by June 30 (with request for assistance as needed)
  2. Applicants submit complete DRI Project Form (with assistance from consultant as needed)
  3. Technical assistance and open office hours available throughout the Call for Projects

Visit the website [www.DunkirkDRI.com](http://www.DunkirkDRI.com) for project forms and more information.







# DRI Project Requirements

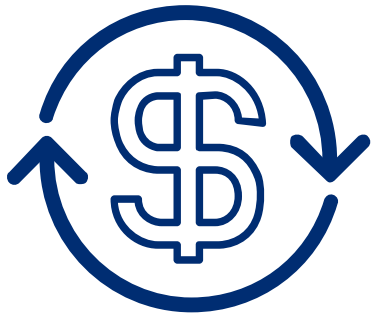
# Eligible Project Types

Project Requirements



Public Improvements

New Construction and Rehabilitation



Small Project Fund

Branding and Marketing





# Ineligible Project Types

Project Requirements



Planning  
Activities



Operations and  
Maintenance



Pre-Award Costs



Property  
acquisition



Training and  
Other Program  
Expenses



Expenses  
Related to  
Existing  
Programs

# DRI Project Requirements

## Project Requirements

**Timing** – must be able to break ground within two years or sooner

**Sponsor** – must have an entity that agrees to undertake the project

**Site Control** – must have authority to undertake the project at that location

**Scope** – must have potential to transform the downtown area

**Budget** – should have a detailed budget and leverage other funding

**Decarbonization** – may be required to meet energy efficiency requirements

# Decarbonization Requirements

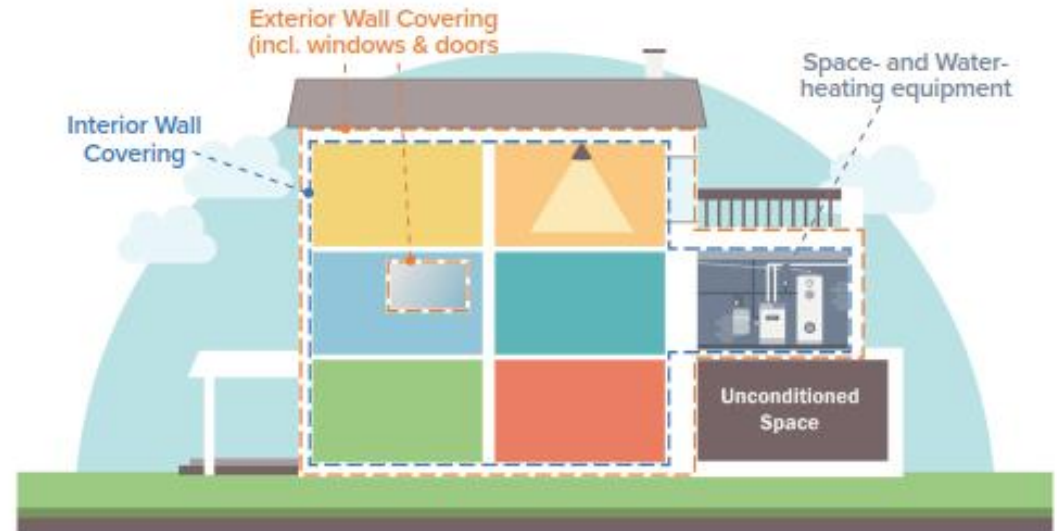
## Project Requirements

Decarbonization requirements apply to:

- New construction projects > 5,000 SF
- Building addition projects > 5,000 SF
- Substantial renovation projects > 5,000 SF and other renovation criteria

Projects must comply with one of the following:

- Meet the NYS Stretch Energy Code
- Obtain an Energy Star score of 90 or better using EPA's Target Finder Calculator
- Obtain certification from a third-party such as Energy Star, LEED, etc.



For building addition projects, only the addition is required to incorporate decarbonization

# Small Projects Requirements

## Project Requirements

- Small Project Fund is optional
- Total available for projects is \$600,000
- Small Project Fund can be used for:
  - Interior and exterior building renovations for commercial and mixed-use spaces
  - Upper-story residential improvements
  - Permanent commercial machinery and equipment
  - Soft costs such as architectural, engineering, and environmental services
  - Public art projects
- Minimum 25% match per project/building
- LPC decides whether to create the fund based on demonstrated demand, eligible project types (from above list), minimum and maximum grant amounts, and minimum matching funds (at least 25%)





# DRI Funding Awards

# Funding by State Agency

## DRI Funding Awards

### **Department of State (DOS):**

Administers funding for public infrastructure projects



**Department  
of State**

### **Empire State Development (ESD):**

Administers funding for economic development, business investment, and job creation projects



**Empire State  
Development**

### **Homes and Community Renewal (HCR):**

Administers funding for affordable housing projects



**Homes and  
Community Renewal**

### **NYS Energy Research and Development Authority (NYSERDA):**

Provides technical assistance on decarbonization



**NYSERDA**

In general, funding will be provided on a reimbursement basis

DRI funds are subject to all requirements typically attached to State funding:

- Minority- and women-owned business enterprise(MWBE) goals (30%)
- Service-disabled veteran-owned business (SDVOB) goals (6%)
- Competitive procurement (multiple bids)
- Grant reporting requirements

HCR and ESD grants are subject to a pro rata recapture if property is sold within 5 years of disbursement of funds





# Project Development



**Project sponsors** are expected to:

- Clearly define the project purpose and scope and how it relates to the community's vision, goals, and strategies
- Work closely with the consulting team to provide the necessary information to support the development of the project profile, including a detailed scope of work, cost estimates, and renderings
- Provide information in a timely manner to enable review and evaluation by the LPC

### **Local Planning Committee (LPC) will:**

- Review project profiles and come to each LPC meeting prepared to discuss the proposed projects
- Identify additional information necessary for the project to be considered for DRI funding

### **Consulting Team will:**

- Draft and finalize all content, renderings, photographs, and/or graphics
- Work with project sponsors and LPC to support development of the project profiles

A project sponsor may need assistance beyond the consulting team in situations where:

- Additional funding is needed to complete the project
- The project sponsor does not have site control nor the approval/support of the property owner
- The project sponsor is an individual, not a municipality, business, or nonprofit entity
- The project sponsor lacks the administrative capacity to develop an/or implement the project
- The project sponsor lacks a business or operating plan



# Project Profiles



# Project Profiles Overview

## Project Profiles

- Includes all relevant information needed to evaluate the project
- Developed using the information provided in the Project Form and through consultant follow-up
- Documents the status of the project and alignment with program goals
- Included in the SIP if recommended by the LPC for funding
- Each profile should be able to stand on its own



1. Project Title
2. DRI Funding Request
3. Project Description
4. Project Location/Address
5. Project Sponsor
6. Property Ownership
7. Capacity
8. Project Partners
9. Revitalization Strategies
10. Decarbonization
11. Resiliency
12. Project Synergies
13. Public Support
14. Project Budget
15. Budget Narrative
16. Project Feasibility and Impact
17. Regulatory Requirements
18. Images of Current and Proposed Conditions
19. Timeframe for Implementation

### 1. Project Title

- Describe the “what” and “where”
- Begin with an action, name the outcome, name the location
- *Example: “Construct Mixed-Use Development on Water Street”*

### 2. DRI Funding Request and Total Project Cost

- Requested DRI funds, total projected cost, and the percent of total costs requested

### 3. Project Description

- Indicate the location, what will be planned, designed, and constructed
- Describe expected outcomes

### 4. Project Location/Address

- Relevant map

Example



### **5. Project Sponsor**

- Must be a legal entity (not an individual) and have legal authority to undertake the project

### **6. Property Ownership**

- Requested DRI funds, total projected cost, and the percent of total costs requested

### **7. Capacity**

- Sponsor's experience with developing and sustaining similar projects and with state and federal funding programs
- How the project will be maintained after project completion.

### **8. Project Partners**

- List of key partners needed to implement the project and their roles.

### **9. Revitalization Strategies**

- Alignment of project with relevant DRI and REDC strategies



### **10. Decarbonization**

- Include where the project is in the development process and whether the projects includes or plans to include an energy consultant
- Indicate the compliance path the project sponsor plans to use as well as the energy efficiency budget

### **11. Resiliency**

- May include natural measures such as rain gardens, for example, to address resiliency while providing additional benefits like habitat provision or aesthetic enhancement

### **12. Project Synergies**

- Describe synergies with other DRI and non-DRI projects

### **13. Public Support**

- Key project elements strongly supported by the community
- If applicable, refer to any specific outreach and documented support for a project outside the DRI public engagement process

## 14. Project Budget

- Must use the prescribed budget table
- Identify funding source for each line item and status (secured, anticipated, requested, undetermined)

## 15. Budget Narrative

- Must explain how the cost estimate was developed and verified
- Project sponsor should provide documentation of the status of other funding sources

*Example | Create the Regional Health & Wellness Center*

Activity	Amount	Funding Source	Status of Funds
Construction	\$4,340,000	DRI	Requested
	\$6,481,000	Bank Loan	Anticipated
	\$500,000	RG&E	Requested
	\$200,000	Restore NY	Requested
	\$100,000	ESD Capital	Requested
	\$530,000	Capital Campaign	Undetermined
Permitting / Inspections	\$470,000	ARPA Funding	Secured
Design	\$198,000	Bank Loan	Anticipated
Construction Administration	\$352,000	Bank Loan	Anticipated
Total DRI/NYF Funding Request			\$4,340,000
Total Funding from Other Sources			\$9,662,000
Total Project Cost			\$14,002,000
% Requested of Total Project Cost			31%

*Example | Enhance Streetscaping Along Main Street*

Activity	Amount	Funding Source	Status of Funds
Stamped Asphalt	\$69,000	DRI	Requested
Asphalt Resurfacing	\$162,000		
Median Landscaping	\$312,000		
Sidewalk Widening	\$78,000		
Retaining Wall Repair	\$67,000		
Decorative Fencing	\$57,000		
Design and Engineering	\$112,000		
Total DRI/NYF Funding Request			\$857,000
Total Funding from Other Sources			N/A
Total Project Cost			\$857,000
% Requested of Total Project Cost			100%

### **16. Budget Feasibility and Impact**

- Demonstrate the feasibility of the project and characterize the potential impact and benefits of the project on the downtown and the surrounding region
- Should discuss economic assessments, pro formas, market studies, and other analysis as necessary

### **17. Regulatory Requirements**

- Address regulatory requirements such as consistency with comprehensive plan, SEQRA, etc.
- If a project requires a re-zoning or a variance, that should be noted in this section

## 18. Images of Current and Proposed Conditions

- Include an image of the current conditions and at least one perspective rendering or visual representation of the project when it is complete



*Representative Rendering of a Proposed Project (New Rochelle DRI Round 3)*



### 19. Timeframe for Implementation

- Should include a general timeframe and phasing for implementation with milestones and deliverables
- If applicable, describe any preliminary work already completed
- Include anticipated start and completion dates

#### Example

Anticipated Start Date: Spring 2024	
PROJECT STAGE	TIMEFRAME
<b>Design, Engineering, Bid Process</b> <ul style="list-style-type: none"><li>• Solicit design and engineering services</li><li>• Develop construction documents</li><li>• Obtain necessary permits and approvals</li><li>• Issue bid documents</li><li>• Award bid to selected contractor</li></ul>	10 Months
<b>Construction</b> <ul style="list-style-type: none"><li>• Demolition of existing building</li><li>• Site work</li><li>• Construction of new building</li></ul>	15 Months
<b>Total Timeframe</b>	<b>25 Months</b>

Anticipated Completion Date: Spring 2026



# Q&A