

City of Tonawanda Downtown Revitalization Initiative (DRI)



Local Planning Committee (LPC) Meeting #4
August 29, 2024, 6:00-8:00 PM
Senior Citizens Center



Downtown
Revitalization
Initiative



Downtown
Revitalization
Initiative

Welcome & Introductions

Co-chairs

- Honorable John White, Mayor
- Paul Brown, WNY Regional Economic Development Council
- Marty Grunzweig, City of Tonawanda Local Development Corporation
- Skip Johnson, Historical Society of the Tonawandas
- Nhi Kha, Sativa Remedy
- Debbie Jaeger, Erie Heights Apartments
- Alice Roth, City of Tonawanda Planning Board
- Michelle Lockett, Niagara River Greenway Commission
- Mark Saltarelli, Tonawandas Gateway Harbor, Inc.
- Joan Horn, City of Tonawanda Board of Visual & Performing Arts
- Jeffrey Ross, Chamber of Commerce of the Tonawandas
- Suzanne Zuchlewski, Resident

Welcome & Introductions

Name

State Partners

Ben Bidell	NYS Department of State
Angela Keppel	NYS Department of State
Erin Corrado	Empire State Development
Mo Sumbundu	Governor's Office
Leonard Skrill	NYS Homes and Community Renewal

Name

City of Tonawanda

Sharon Stuart	Administrative Assistant to the Mayor
Judy Kurtzworth	Executive Secretary to the Mayor

Code of Conduct Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project. Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

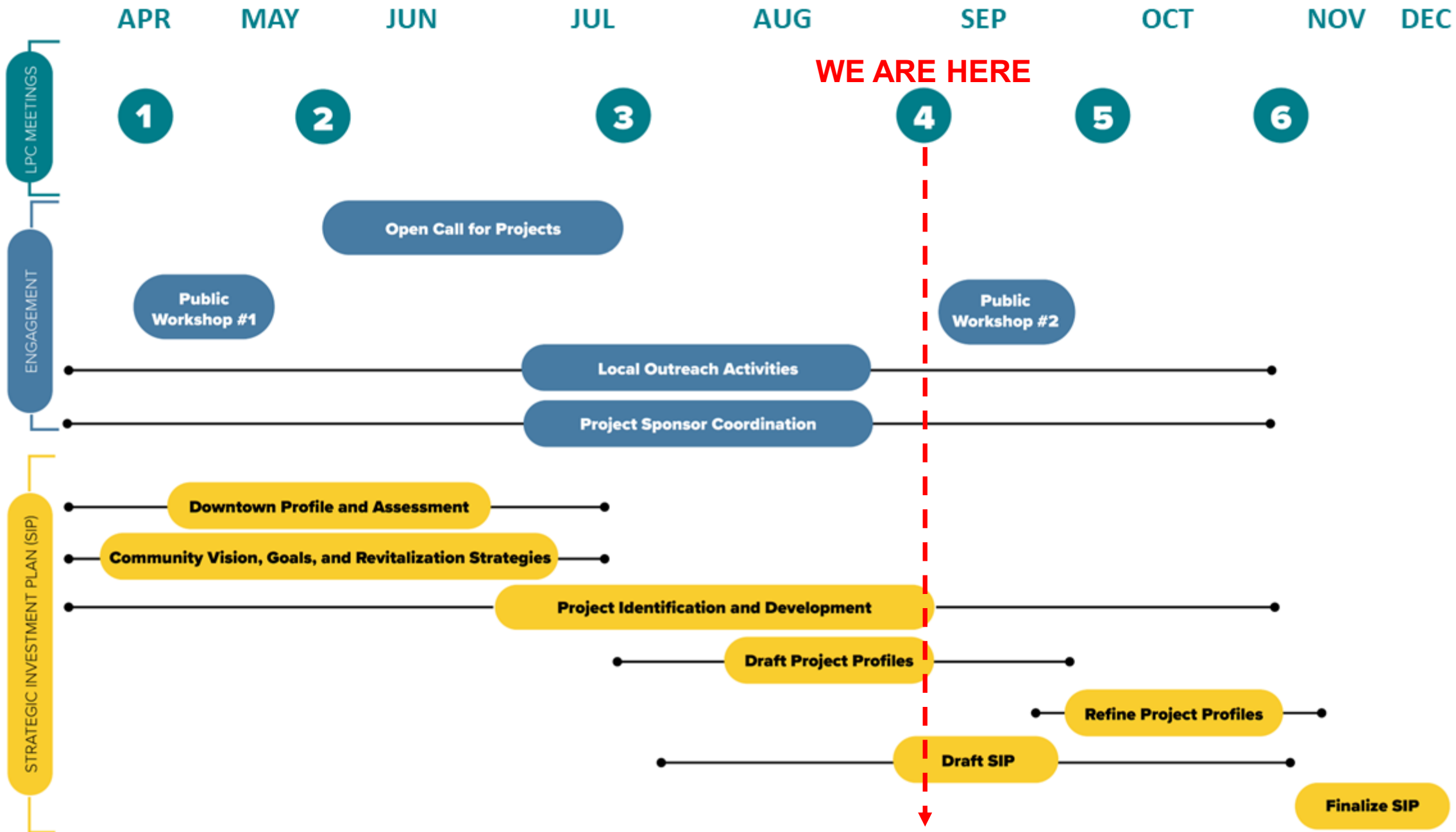
Code of Conduct Preamble

The conflicts of interest we have on file are listed below. Do any other LPC members need to make a disclosure to the Committee? Thank you. Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

- *Alice Roth, Volunteer and Trustee for Historical Society of the Tonawandas,
Conflict: Enhance the Historic Long Homestead and Preserve the Historical Museum*
- *Alice Roth, Member of the Twin Cities Elk's Lodge
Conflict: Build Out the 2nd Floor of the Elks Lodge to House an Event Space*
- *Skip Johnson, Member and Treasurer of the Historical Society of the Tonawandas
Conflict: Enhance the Historic Long Homestead and Preserve the Historical Museum*
- *Mark Saltarelli, Member of the Twin Cities Elk's Lodge
Conflict: Build Out the 2nd Floor of the Elks Lodge to House an Event Space*

Planning Process





LPC Meeting #3 Summary (Last Meeting)

- Planning process and engagement updates
- Initial findings from Downtown Profile and Assessment
- Reviewed and finalized revitalization strategies
- Reviewed and discussed proposed projects
 - Creation of Small Project Fund
 - Projects to remove from DRI funding consideration
 - Minor boundary amendments
- Reviewed project evaluation process
- Public comment

LPC Meeting #4 (Today's Meeting)

1. Welcome and introductions
2. Code of Conduct preamble
3. Planning process and engagement updates
 - Public survey findings
 - Stakeholder interview summary
 - Recent community engagement activities
 - Project Feedback Form
4. Downtown Profile and Assessment market findings
5. Presentations from project sponsors (4 minutes each)
6. Project evaluation criteria and evaluation process
7. Next steps
8. Public comment

LPC Meeting #5 (Next Meeting)

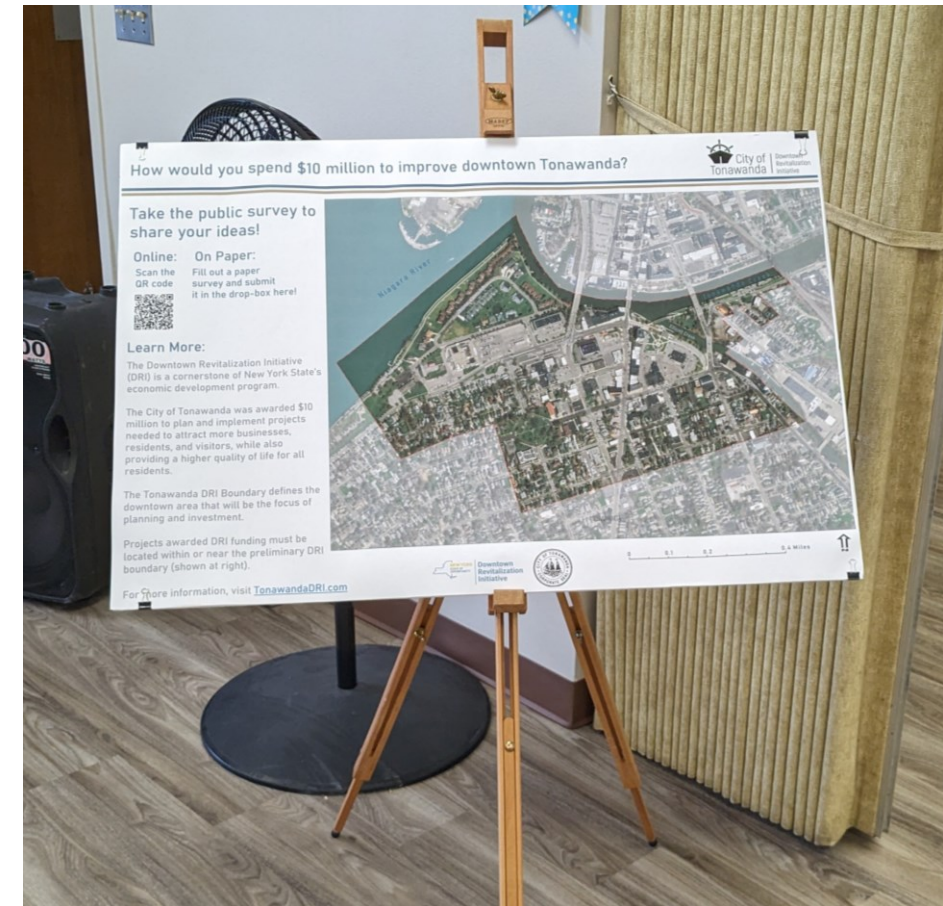
- Planning process and engagement updates
- Summary of project evaluations and public feedback
- Review proposed projects including full project profiles
- Remove projects from funding consideration, as appropriate
- Discuss additional information needed to support decision-making
- Prepare preliminary slate of projects for approval at LPC Meeting #6
- Public comment

Engagement Updates



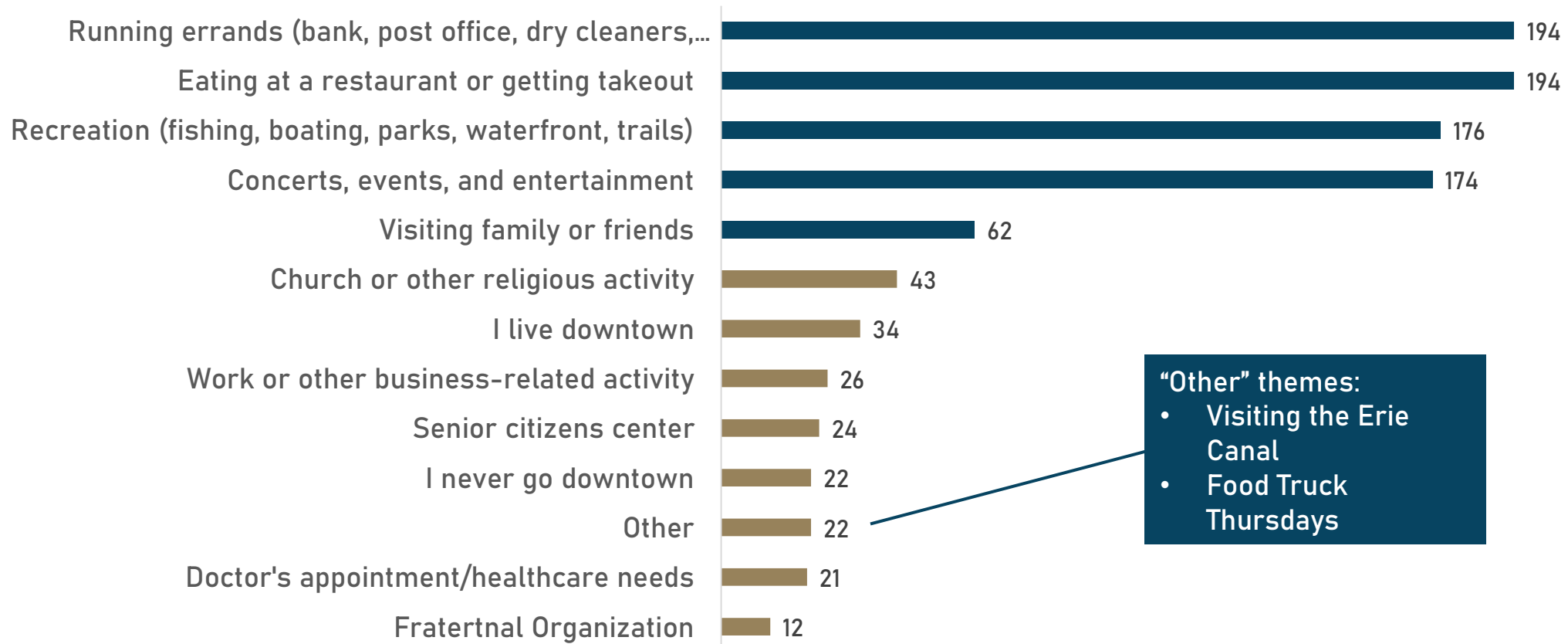
Public Survey

- Public Survey was open from May 16 to August 2
- Available online and in paper form at:
 - Tops grocery store on Niagara Street
 - Tonawanda City Hall
 - City of Tonawanda Public Library
- 295 responses
- 90% of respondents live in the City of Tonawanda, 72% have lived in the City for more than 10 years
- Full survey results will be distributed to LPC prior to individual evaluations



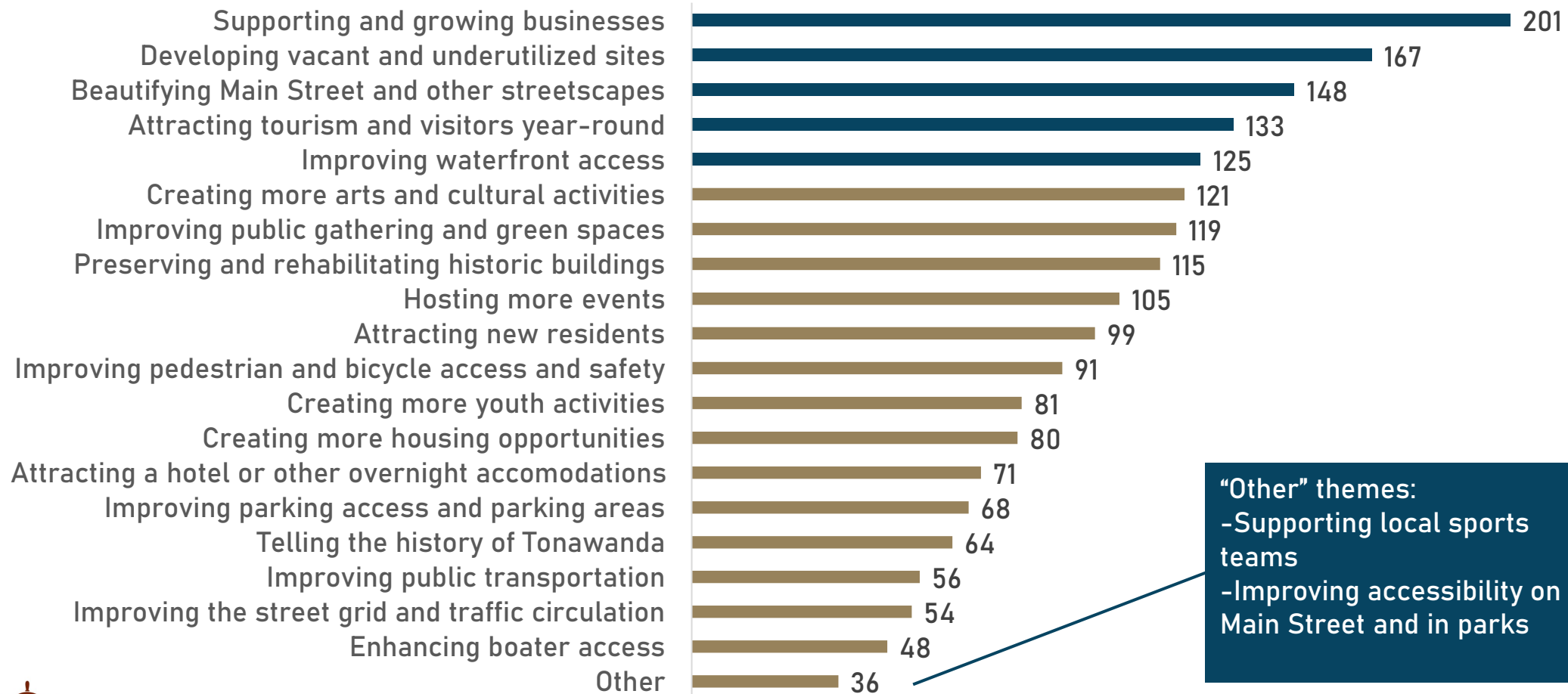
Highlights from Public Survey

What brings you to Downtown Tonawanda?



Highlights from the Public Survey

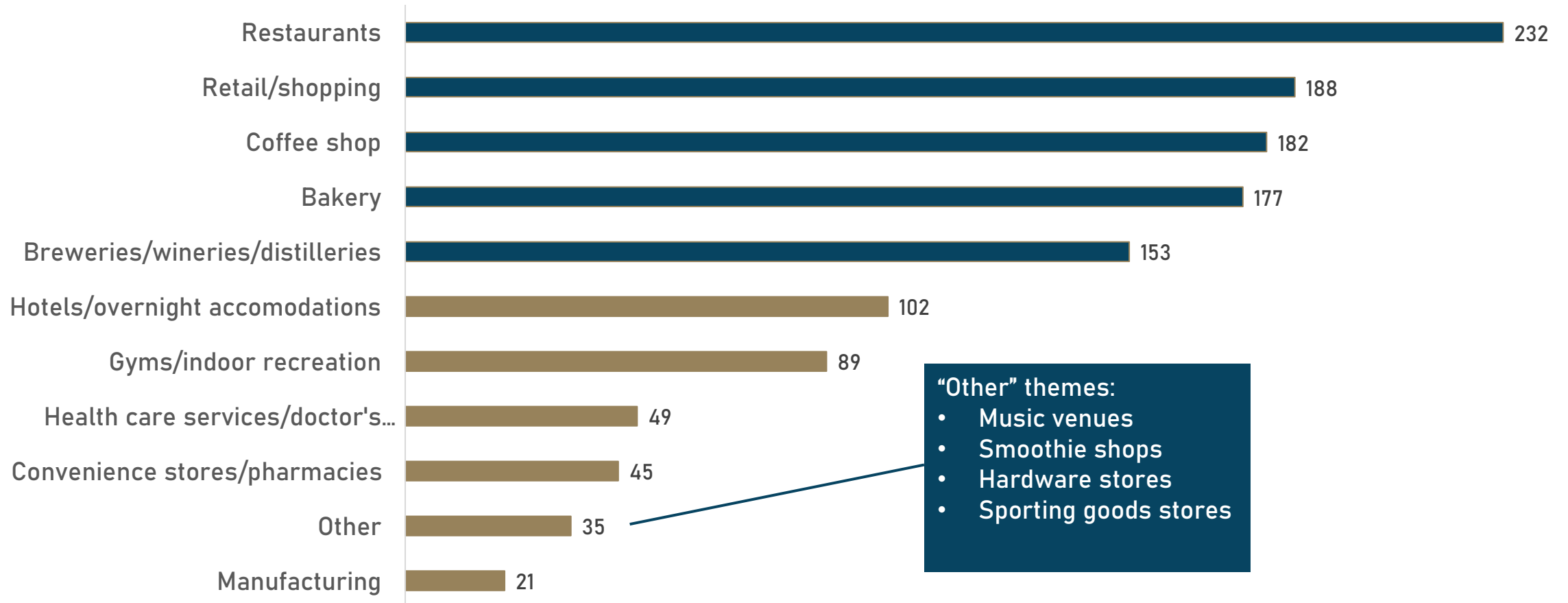
What are the highest priorities for downtown Tonawanda?



“Other” themes:
-Supporting local sports teams
-Improving accessibility on Main Street and in parks

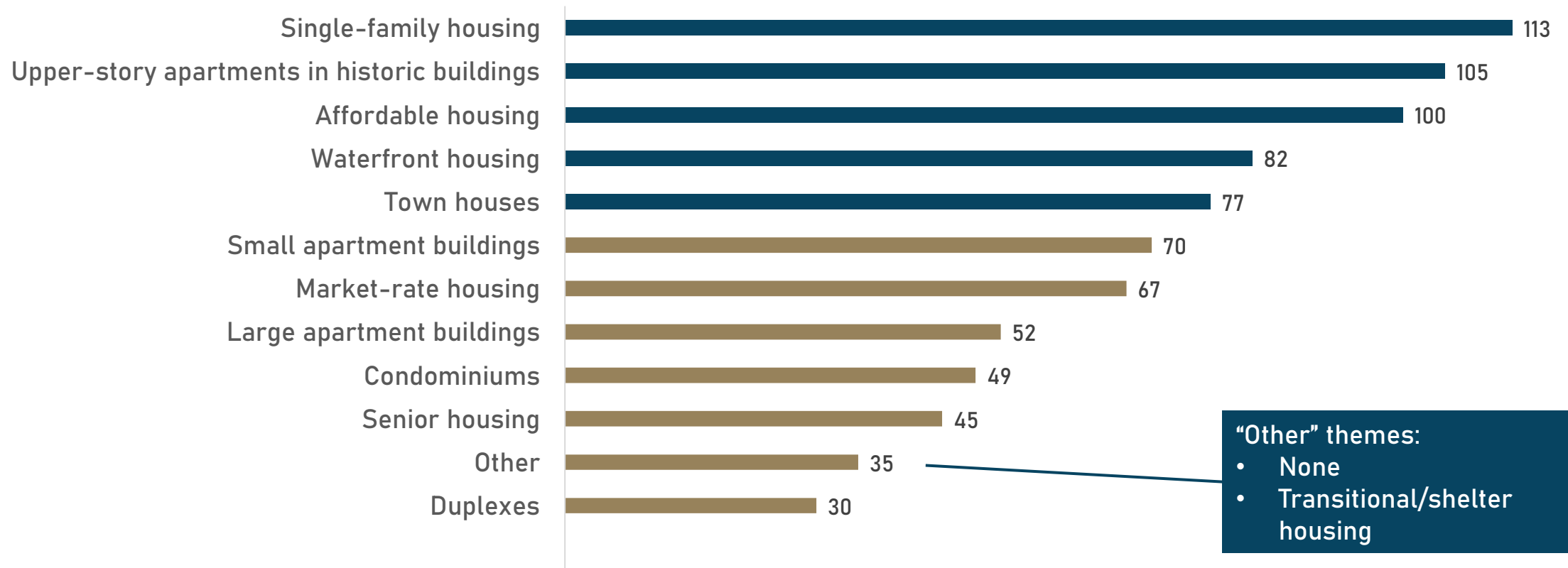
Highlights from the Public Survey

What type of businesses would you like to see in downtown Tonawanda?



Highlights from the Public Survey

What type of housing would promote more development in downtown Tonawanda?



Highlights from the Public Survey

What is the biggest **challenge** you believe Tonawanda is currently facing?

Emergent themes include:

1. High taxes (22 comments)
2. Resistance to change (21 comments)
3. Lack of tax revenue from businesses and property owners (19 comments)
4. Vacancy (18 comments)
5. Few attractions in the city (18 comments)

How can the DRI program help address these challenges?

- ❖ New businesses and housing will grow the tax base
- ❖ Outreach about proposed projects can build support for change
- ❖ Projects involving vacant and underutilized buildings and sites can be prioritized
- ❖ Projects that attract people to downtown and provide recreation and entertainment opportunities can be prioritized

Highlights from the Public Survey

What is the biggest **opportunity** to revitalize downtown Tonawanda?

Emergent themes include:

1. Utilizing the waterfront (55 comments)
2. Infill development on vacant or underutilized properties (49 comments)
3. Creating new retail or commercial businesses (39 comments)
4. Adding or expanding events in the city (18 comments)
5. Attracting new restaurants to the city (13 comments)

How can the DRI program help address these opportunities?

- ❖ Projects can be prioritized that:
 - Utilize or enhance the waterfront
 - Redevelop vacant and underutilized buildings and sites
 - Create or renovate space for new businesses, including restaurants and retail
 - Attract people downtown and provide recreation and entertainment opportunities

Highlights from the Public Survey

When you think about what downtown Tonawanda is like today, what word would you use to describe the area to your friends and family?

Repeated keywords include:

1. **Boring** (17 comments)
2. **Nice** (13 comments)
3. **Potential** (12 comments)
4. **Businesses** (10 comments)
5. **Old** (9 comments)

When you think about what downtown Tonawanda might be like in 15 years, what word would you like to be able to use to describe the area to your friends and family?

Repeated keywords include:

1. **Vibrant** (24 comments)
2. **Fun** (18 comments)
3. **Thriving** (12 comments)
4. **Beautiful** (11 comments)
5. **Exciting** (10 comments)

Stakeholder Interviews

- Seven stakeholder interviews were conducted from 6/25 to 8/13
- Stakeholders represented the following organizations/agencies:
 - Niagara River Greenway Commission
 - Partners in Art
 - Tonawanda City School District
 - Tonawanda High School
 - City of Tonawanda Public Library
 - City of Tonawanda Board of Visual & Performing Arts
 - Local real estate professionals

Questions focused on:

- Stakeholder background
- Challenges
- Opportunities
- Public engagement

Stakeholder Interviews Summary

Challenges:

- Vacancy is damaging the downtown economy and is making the city less attractive to new residents.
- Beyond the waterfront, there is little “draw” to downtown (i.e., attractions, restaurants, event spaces, breweries).
- There is a need for all housing types, including mixed-use.
- There are too few amenities designed for youth, such as coffee or smoothie shops.
- Streetscapes, especially Main Street, need to be refreshed.



Stakeholders cited lack of retail businesses, few restaurants, lack of amenities for families and youth, and low visual appeal on Main Street as crucial challenges in downtown Tonawanda

Stakeholder Interviews Summary

Opportunities:

- The waterfront is the city's biggest asset and should be utilized effectively. Capturing waterfront visitors is a key piece of the city's revitalization.
- Bringing in an anchor or draw on Main Street that attracts people downtown.
- Tonawanda has a rich history that people take pride in. Protecting and capitalizing on historic buildings and features would be popular.
- There is a demand for expanded access to the arts, especially live music venues.
- Attracting new restaurants is a huge opportunity, but should cater to all age groups (i.e., not primarily bars or breweries without a full-service restaurant).



Hundreds of thousands of people visit Tonawanda's waterfront and trails each year. Stakeholders think drawing these people downtown, especially to Main Street, is a huge opportunity for revitalizing Tonawanda.

Stakeholder Interviews Summary

Public Engagement:

- Current promotion efforts are working well
- Ensure that promotional materials are accessible (written in plain language) and that physical copies are spread throughout the city
- Local organizations beyond the City of Tonawanda have wide-reaching networks that can be tapped to promote interest in the Tonawanda DRI



Based on recommendations for how to improve accessibility, the Project Feedback Form is available in physical form at Tops, City of Tonawanda Public Library, and City Hall.

Engagement Updates

- **Pop-up events**

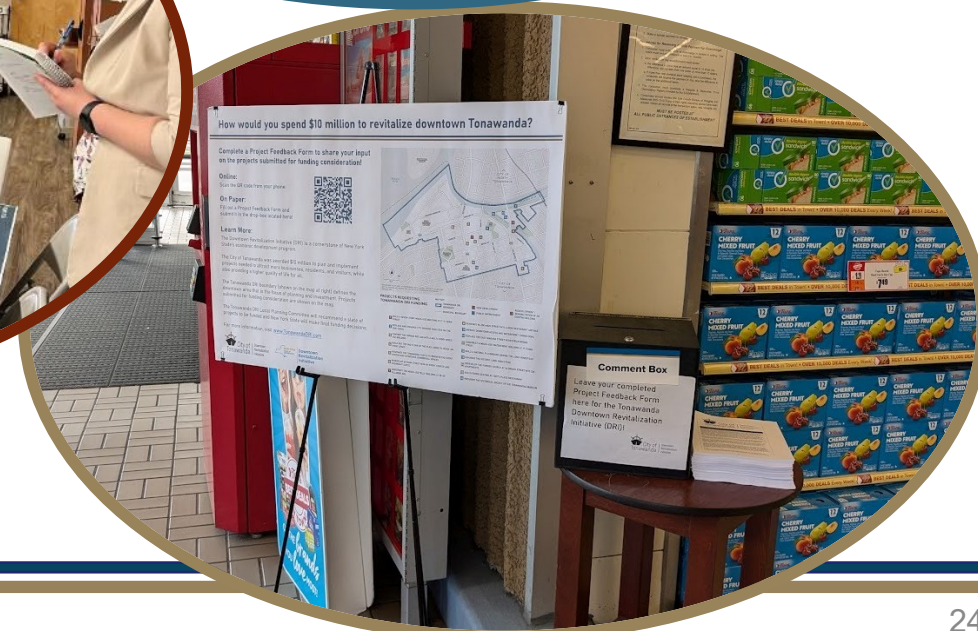
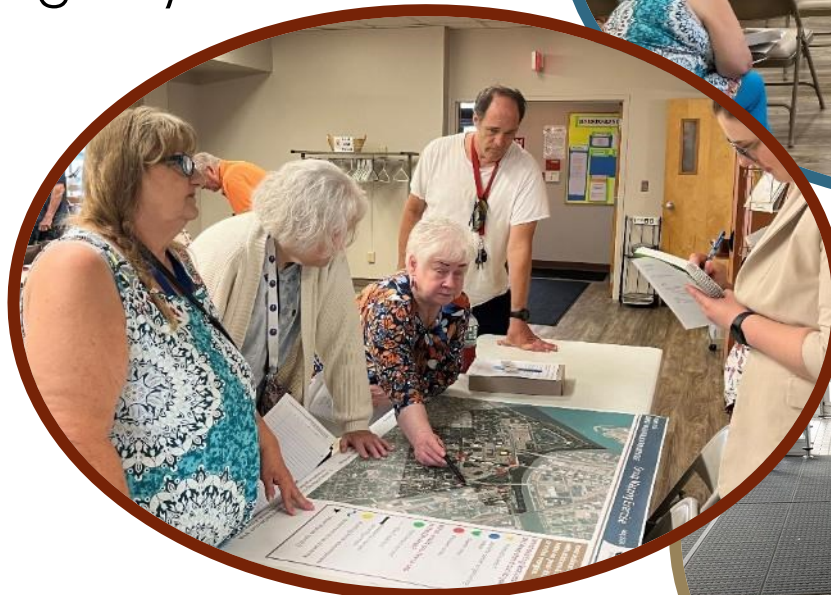
- National Night Out (Aug. 6)
- LDC meet and greet (Aug. 7)
- Wednesday concert series (Aug. 21)
- Food truck Thursday (Sept. 5)

- **Public Workshop #2**

- Aug. 5 at Elks Lodge
- Project sponsors present to answer questions
- Attendees gave feedback on projects

- **Project Feedback Form**

- Available Aug. 6 to Sep. 9 online and at Tops, City Hall, and Library



Downtown Profile and Assessment Market Findings



Housing Characteristics

- **Increasing housing stock:** The City had 7,300 housing units in 2022, a small increase (2%) since 2012. During that time 163 units were constructed.
- **Increasing home values:** Median home value increased from \$89,100 in 2012 to \$150,800 in 2022. In 2022 dollars, that represents an increase from \$115,200 to \$150,800 or 31%.
- **Older homes:** 37% of housing units were built 1939 or earlier, and 75% were built before 1960.
- **More single-family homes:** 1-unit detached homes comprised 74% of units in 2022, an increase of 6% from 2012. 2-unit homes comprise 8% of units, a loss of almost half of total duplexes since 2012.
- **Greater share of owners:** Housing units are mostly (over 70%) owner-occupied. Owner versus renter-occupied remained relatively stable.
- **Vacancies:** Homeowner vacancy rate is 0.4% which is a decrease of 1% since 2012. Rental vacancy is higher at 11.8% and is an increase of 3.6%.



Commercial Real Estate

- Multifamily: 12 buildings with 408 units. Inventory has increased 14% from 2012-2022 with 3.5% vacant. Rents have increased 20% and vacancies have declined.
- Office: 24 buildings with few vacancies. Inventory has not changed since 2013, though rents have increased over 50%.
- Industrial: 50 industrial buildings with over 1.5 million sf. Inventory remains stable since 2013. Rents have declined by 7% to \$6.33/sf.
- Retail: 76 retail buildings with very little change in inventory between 2013 and 2023. Vacancy is low at only 4%. Rents have increased 46% to \$14.50/sf.



Selected Retail Spending Patterns

- Largest expenditure categories were food and transportation
- Entertainment and recreation is also a significant spending category
- Residents spend less on furnishing and equipment, household operations, and travel

Percent Spending per Median Income

Retail Categories	Tonawanda	Erie County
Food	21%	26%
Transportation	16%	18%
Entertainment/Recreation	8%	9%
Apparel Products/Services	5%	6%
Travel	5%	6%
Household Operations	4%	5%
Household Furnish/Equipment	4%	5%
Health	2%	2%

Source: ESRI Business Analyst, 2024, Tonawanda

Tourism Market

- Riviera Theatre: Holds over 175 events and attracts more than 100,000 visitors per year
- Canal Fest of the Tonawandas: Attracts as many as 300,000 visitors over the eight-day festival
- Niawanda Park: Attracts over 600,000 visitors per year to the park, trail, boat launch, bandshell, etc.
- Empire State Trail/Erie Canalway Trail: Generates an estimated 350,000 annual trips
- Gateway Harbor: Attracts tens of thousands of boaters, concertgoers, and attendees of other events



Hospitality

- No hotels are located within the City
- There are 10 hotels in the Town of Tonawanda and six hotels on Niagara Falls Boulevard in the neighboring Town of Amherst
- Average occupancy rate has remained stable at 70% over the past 10 years excluding a pandemic dip between 2020 to 2022
- Average daily room rates (over the past 10 years) have ranged from \$63 in 2020 to \$107 in 2024
- Thriving short-term rental market with 19 accommodations listed on Airbnb



Key Observations

Housing Characteristics

- **Even though housing supply increased, vacancy rates remain extremely low, and housing values are way up.**
 - Takeaway: There is strong demand for new housing, likely at different price points given current high pricing.
- **A high proportion of housing is detached, single-family homes that are more than 60 years old.**
 - Takeaway: Single-family housing is still the top preference, however diversity in new housing types (e.g., smaller ranch or patio homes, loft-style apartments, townhouses, etc.) will help provide housing for all ages, incomes, and living preferences.

Commercial Real Estate

- **The number of commercial buildings has not changed much over the past ~10 years, however rents have increased substantially in the office and retail market.**
 - Takeaway: Substantial increases in rent suggest the market can absorb increased office and retail space.

Key Observations (continued)

Retail Spending

- **Consumer spending by Tonawanda residents is less than Erie County residents (as a whole) in key areas.**
 - Takeaway: Lower spending on food and transportation suggests a lower cost of living in the city and potentially higher discretionary spending that could be captured locally.

Tourism Market

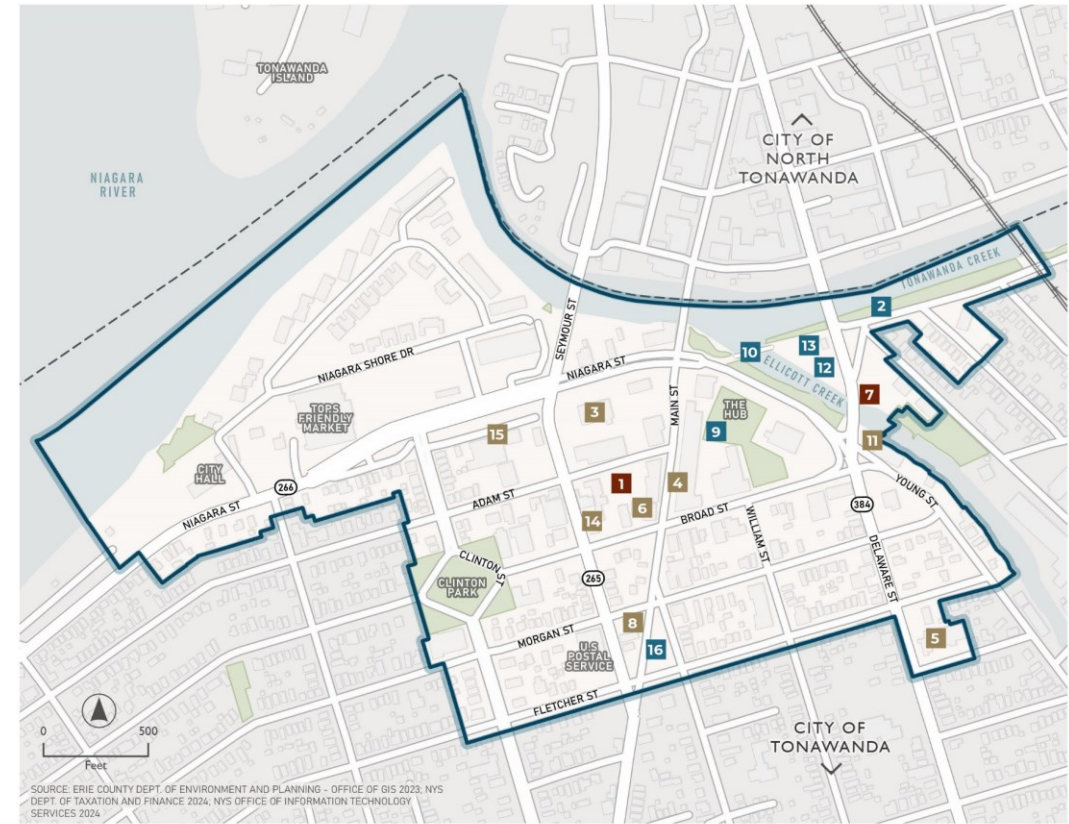
- **Tonawanda is home to regional attractions that draw hundreds of thousands of visitors each year.**
 - Takeaway: The city should focus on enhancing existing attractions, better connecting visitors to downtown, and extending visitor stays including overnight stays, which will increase visitor spending

Potential Projects



Potential Projects

- 15 projects plus Small Project Fund
- Total DRI Request: \$15M
- Total Project Cost: \$78M
- Project Types:
 - 6 Public Improvement Projects
 - 2 New Development Projects
 - 7 Redevelopment/Renovation of Existing Buildings
 - 1 Small Project Fund



PROJECTS REQUESTING TONAWANDA DRI FUNDING

MAP KEY:

- TONAWANDA DRI BOUNDARY
- NEW DEVELOPMENT
- PUBLIC IMPROVEMENT
- REDEVELOPMENT / REHABILITATION OF AN EXISTING BUILDING
- MUNICIPAL BOUNDARY

- 1** BUILD A SEVEN-STORY MIXED-USE BUILDING AT 17-31 ADAM STREET
- 2** REPLACE AND ENHANCE CITY DOCKING FACILITIES ON THE ERIE CANAL
- 3** CONVERT THE FORMER RITE AID INTO A MULTI-STORY MIXED-USE BUILDING
- 4** BUILD OUT THE 2ND FLOOR OF THE ELKS LODGE TO HOUSE AN EVENT SPACE
- 5** RENOVATE THE TONAWANDA CASTLE TO REIGNITE THE EVENT CENTER AND INTRODUCE COMMERCIAL SPACES
- 6** REDEVELOP 60 MAIN STREET INTO AN EVENT CENTER AND OVERNIGHT SUITES
- 7** CONSTRUCT THE MIXED-USE "ELLI" BUILDING AT 20-40 FILLMORE AVE
- 8** RENOVATE 98-100 MAIN STREET INTO A NEW RESTAURANT AND BAR
- 9** IMPROVE DOWNTOWN ACCESS AND WATERFRONT CONNECTIONS
- 10** REPLACE THE EAST NIAGARA STREET PEDESTRIAN BRIDGE
- 11** CONSTRUCT A MIXED-USE WATERFRONT BUILDING AT 77 YOUNG STREET
- 12** BUILD A NATURAL PLAYGROUND BEHIND THE LONG HOMESTEAD
- 13** ENHANCE THE HISTORIC LONG HOMESTEAD
- 14** REDEVELOP THE FORMER CHURCH AT 116 BROAD STREET INTO SIX APARTMENTS
- 15** ADD OUTDOOR SEATING AT JOEY'S PLACE RESTAURANT
- 16** PRESERVE THE HISTORICAL SOCIETY OF THE TONAWANDAS MUSEUM

Project Sponsor Presentations

Presenters have three minutes (timed) to respond to the following questions. LPC members will write down additional questions and WSP will follow up with answers.

1. Describe your project and how it will transform downtown Tonawanda.
2. How will your project help attract additional private investment to downtown Tonawanda?
3. What is the status of your project and your expected timeframe for starting and completing the project?
4. How will the DRI funding you have requested make your project feasible or improve your project?
5. Describe your experience and ability to complete the project, including securing necessary funding.

Build a Seven-Story Mixed-Use Building at 17-31 Adam Street

Applicant: Niagara Development Group

Project Type: New Development

Description: Redevelop a city parking lot into a seven-story, mixed-use complex with 40 residential units, multiple restaurant and commercial spaces, banquet hall and rooftop bar with underground parking.

Location: 17, 27, 31 Adam Street and 106 Broad Street

Total Project Cost: \$17,000,000

DRI Funding Requested: \$3,500,000

Requested Percentage: 21% DRI



Replace and Enhance City Docking Facilities on the Erie Canal

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Construct new floating docks for small to mid-size boats, mooring access for larger boats, wheelchair accessible gangways, safety railings, and utility pedestals along the Erie Canal.

Location: Erie Canal at Tonawanda Gateway Harbor

Total Project Cost: \$2,578,000

DRI Funding Requested: \$2,578,000

Requested Percentage: 100% DRI



Convert the Former Rite Aid into a Multi-Story Mixed-Use Building

Applicant: REMHY, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Transform a vacant, single-story building into a 3-5 story mixed-use building with possible brand name hotel, Airbnb accommodations, signature restaurant, retail spaces, and apartment units.

Location: 47 Niagara Street

Total Project Cost: \$8,000,000

DRI Funding Requested: \$1,600,000

Requested Percentage: 20% DRI



Renovate the Tonawanda Castle to Reignite the Event Center and Introduce Commercial Spaces

Applicant: Property Development of the Tonawandas, Inc.

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Repair and improve the historic "Tonawanda Castle" to resume hosting banquets and events and renovate 18,000 square feet of the building to house new commercial spaces.

Location: 69 Delaware Street

Total Project Cost: \$1,580,000

DRI Funding Requested: \$1,185,000

Requested Percentage: 75% DRI



Redevelop 60 Main Street into an Event Center and Overnight Suites

Applicant: RZ Real Estate, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop the vacant former American Legion building into an event center for 350-400 people, a bar, and nine overnight suites, including renovations to the building façade and signage.

Location: 60 Main Street

Total Project Cost: \$2,032,000

DRI Funding Requested: \$1,012,000

Requested Percentage: 50% DRI



Construct the Mixed-Use "Elli" Building at 20-40 Fillmore Avenue

Applicant: JC Tonawanda Tower QOZB, LLC

Project Type: New Development

Description: Construct a new 124-unit, mixed-use, multistory building with studios, one- and two-bedroom residential units, ground floor commercial space, restaurant and cafe, event space, and common area.

Location: 20-40 Fillmore Avenue

Total Project Cost: \$37,500,000

DRI Funding Requested: \$1,000,000

Requested Percentage: 3% DRI



Renovate 98-100 Main Street into a New Restaurant and Bar

Applicant: West End Properties of Buffalo, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Transform a vacant former bar into a new restaurant and bar, featuring repaired brickwork, revamped entrances with new doors and concrete steps, a raised patio, and outdoor seating.

Location: 98-100 Main Street

Total Project Cost: \$1,200,000

DRI Funding Requested: \$900,000

Requested Percentage: 75% DRI



Improve Downtown Access and Waterfront Connections

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Reconstruct the city parking lot adjacent to the Intermodal Hub with new paving, landscaping, lighting, and electric vehicle charging stations; commission a local artist to fabricate and install a sculpture on Canal Street Plaza; design and install seasonal sidewalls on the public pavilion; and improve branding and wayfinding signage.

Location: Canal Street Plaza and adjacent parking lot

Total Project Cost: \$580,000

DRI Funding Requested: \$580,000

Requested Percentage: 100% DRI



Replace the East Niagara Street Pedestrian Bridge

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Replace the existing dilapidated East Niagara Street pedestrian bridge with a new double intersection Warren truss bridge.

Location: Confluence of Ellicott Creek and Tonawanda Creek

Total Project Cost: \$2,750,000

DRI Funding Requested: \$629,000

Requested Percentage: 23% DRI



Construct a Mixed-Use Waterfront Building at 77 Young Street

Applicant: JKMR, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop 77 Young Street by constructing a mixed-use building housing four townhouse-style apartments, a commercial space, and waterfront deck.

Location: 77 Young Street

Total Project Cost: \$1,750,000

DRI Funding Requested: \$500,000

Requested Percentage: 29% DRI



Build a Natural Playground behind the Long Homestead

Applicant: City of Tonawanda (Playground Committee)

Project Type: Public Improvement

Description: Build a natural play space behind the historic Long Homestead with structures such as rocks and fallen logs for climbing, archway entrances, and an embankment slide.

Location: Greenspace directly behind Long Homestead

Total Project Cost: \$350,000

DRI Funding Requested: \$350,000

Requested Percentage: 100% DRI



Enhance the Historic Long Homestead

Applicant: City of Tonawanda

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Repair and replace windows at the Benjamin Long Homestead historic house museum, install a new driveway and parking spaces, and construct a pavilion behind the building.

Location: 24 East Niagara Street

Total Project Cost: \$324,000

DRI Funding Requested: \$324,000

Requested Percentage: 100% DRI



Redevelop the Former Church at 116 Broad Street into Six Apartments

Applicant: 116 Broad, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

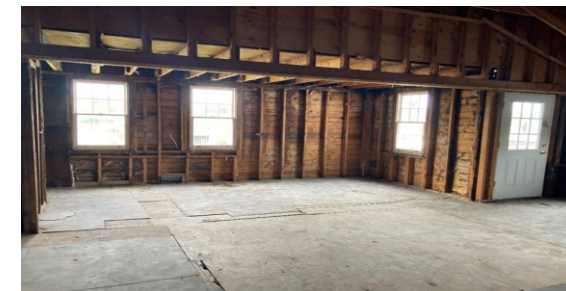
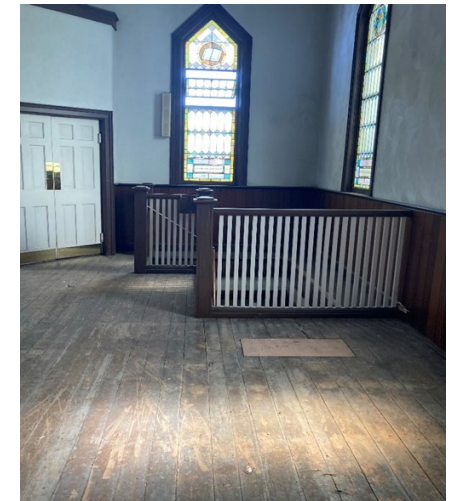
Description: Redevelop a vacant former church into six 2-bedroom apartments to include new windows, doors, roof, and energy efficient features.

Location: 116 Broad Street

Total Project Cost: \$1,480,000

DRI Funding Requested: \$296,000

Requested Percentage: 20% DRI



Add Outdoor Seating at Joey's Place Restaurant

Applicant: West End Properties of Buffalo, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Build a 732-square foot elevated deck with canvas awning on the back of Joey's Place restaurant to increase capacity and expand seating options.

Location: 83 Niagara Street

Total Project Cost: \$334,000

DRI Funding Requested: \$250,000

Requested Percentage: 75% DRI



Preserve the Historical Society of the Tonawandas Museum

Applicant: City of Tonawanda

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Replace windows, stabilize chimneys, and repair gable ends at the Historical Society of the Tonawandas Museum, housed in the historic New York Central Railroad station.

Location: 113 Main Street

Total Project Cost: \$80,000

DRI Funding Requested: \$80,000

Requested Percentage: 100% DRI



Create a Small Project Fund

Applicant: City of Tonawanda

Description: Create a Small Project Fund to provide grants of approximately \$25,000 to \$100,000 for interior and exterior building renovations, capital equipment, public art, and related soft costs. Eligible projects include commercial, mixed-use, and multi-family buildings. Grants require a 25% match. Project sponsors will apply through an application process to be established later on by the City of Tonawanda.

Location: Must be located within the DRI boundary

Total Project Cost: \$720,000+

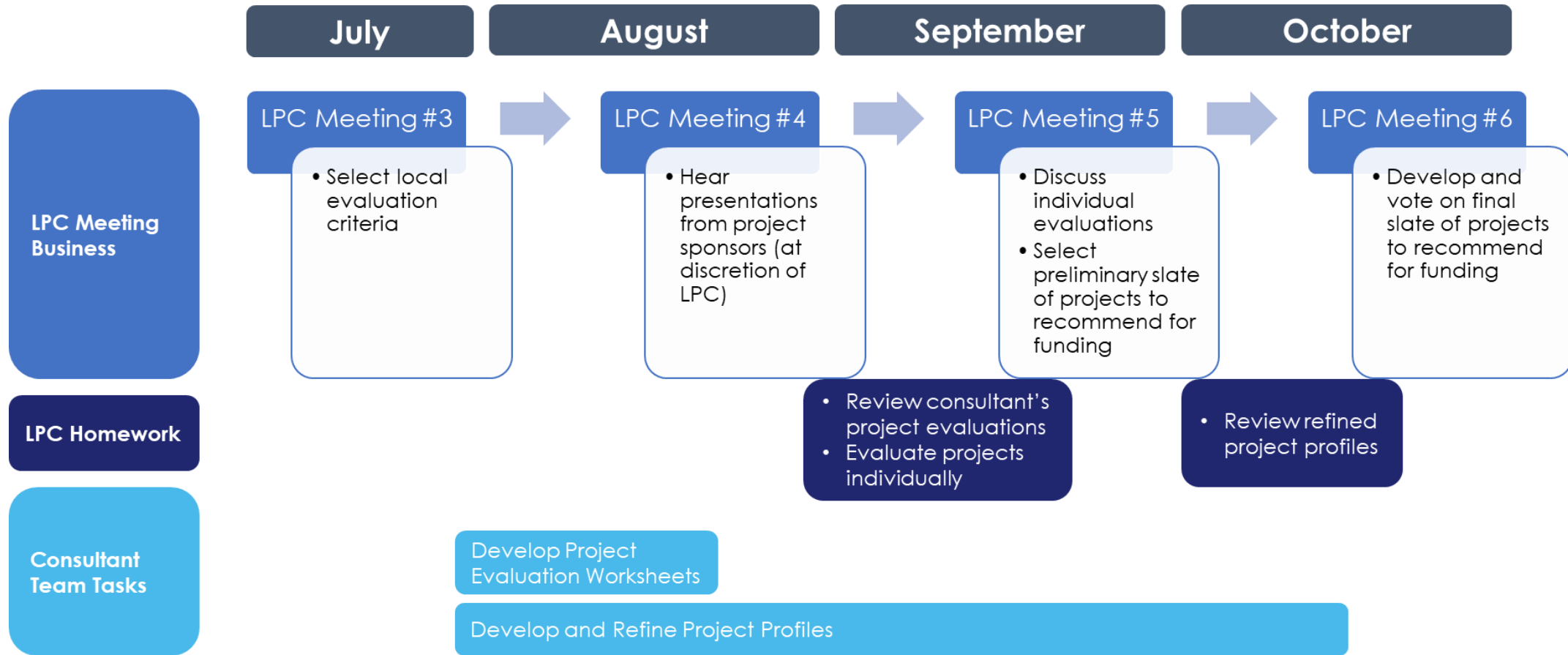
DRI Funding Requested: \$600,000



Project Evaluation Process



Project Evaluation Timeline



Project Evaluations

LPC Evaluations (Reference Materials)

- Draft project profiles
- Objective consultant evaluations
- Findings of Downtown Profile and Assessment
- Results of public survey
- Summary of public feedback

Consultant Evaluations

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

Public Feedback

- Online Project Feedback Form open till September 9
- Includes feedback from Public Workshop #2 on August 12



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

s, please click
m, you will be
of the

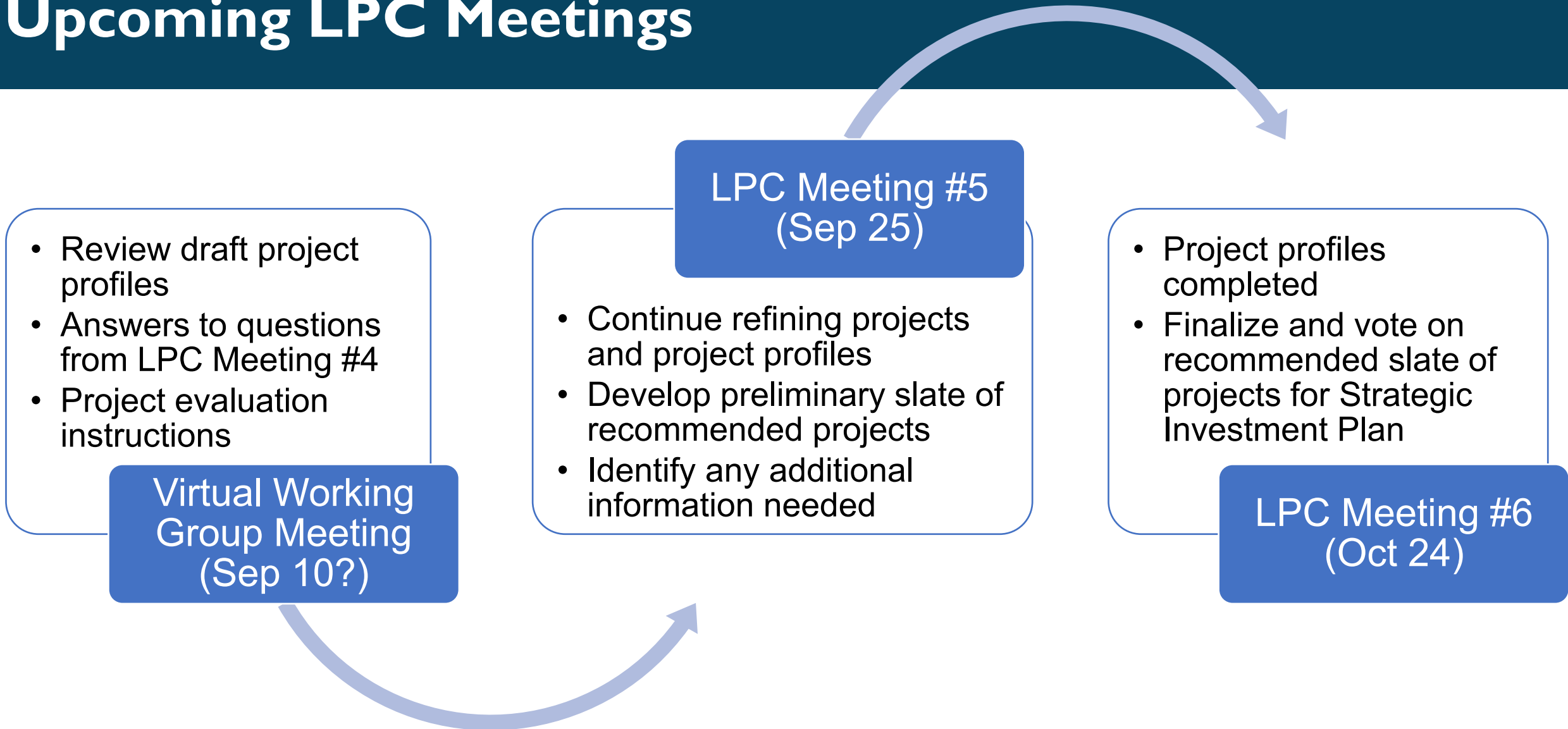


Evaluation Form Questions

1. Does the project align with the DRI Vision and Goals?
2. Does the project align with the State DRI Goals?
3. Does the project align with WNY Regional Economic Development Council Strategies?
4. Is the project consistent with State Evaluation Criteria?
5. Is the project consistent with Local Evaluation Criteria?

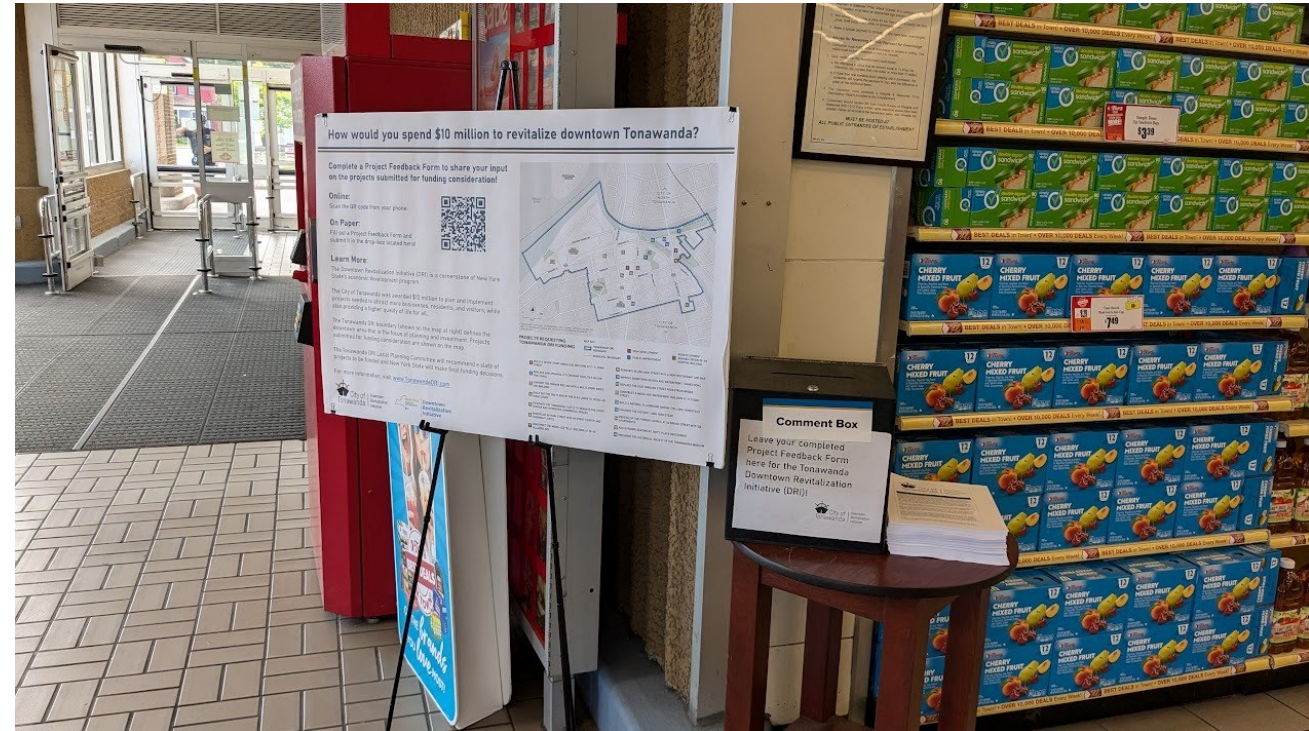
Next Steps

Upcoming LPC Meetings



Engagement Opportunities

- **Project Feedback Form**
 - Available online and hard copies at City Hall, Public Library, and Tops Market
 - Closes Sept. 9
- **Food Truck Thursdays, Sept. 5**
- www.TonawandaDRI.com



Public Comment

