

# VILLAGE OF HOMER

BUILDING ON HISTORY

Downtown Revitalization Initiative  
Open Call for Projects Info Session – June 2023

# Agenda

- ◆ Welcome
- ◆ Introduction to DRI Program
- ◆ Types of Projects
- ◆ Funding Levels
- ◆ Evaluation Criteria
- ◆ Open Call for Projects  
Application Form
- ◆ Questions and Deadlines



# Downtown Revitalization Initiative Overview

- ◆ Economic development program with the intent to transform downtown neighborhoods that are magnets for redevelopment, job creation, and housing diversity
- ◆ Led by New York State Department of State with Empire State Development and NYS Homes and Community Renewal partners
- ◆ Homer is part of the 6<sup>th</sup> round of funding - \$10 million award
- ◆ End product is a Strategic Investment Plan which shows a slate of projects that the state then chooses from to award funding



# Homer's Downtown Revitalization Initiative

- ◆ Homer applied in 2021
- ◆ Application included potential public and private projects that were catalytic for Homer's downtown
  - Drew upon previous outreach and planning
  - Projects were strictly just to show Homer's potential. They are not guaranteed funding in the Strategic Investment Plan
- ◆ Community outreach will help shape which projects are included in the Final Strategic Investment Plan



# DRI Projects - Types

## ♦ Public Improvements

- Streetscaping
- Parks
- Infrastructure

## ♦ Private Projects

- New Construction
- Rehabilitation

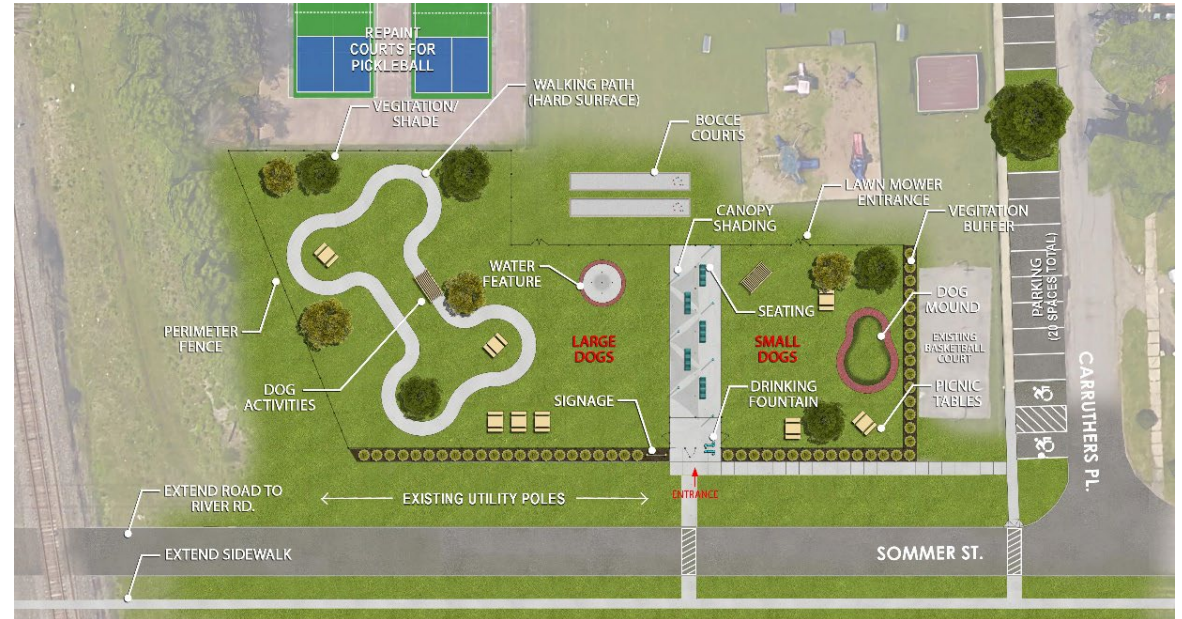
## ♦ Branding & Marketing

- Hard costs (no advertisements)

## ♦ Small Project Fund

- Must show identified projects
- Just because projects are identified, doesn't mean they will be funded
- Separate RFP process if SPF is awarded

## ♦ Ineligible Project Types – planning, operations/maintenance, pre-award costs, property acquisition, training and program expenses, expenses for existing programs



*Example from City of North Tonawanda DRI document*

# DRI Projects – Funding Levels

- ◆ Public Projects – eligible for 100% reimbursement
- ◆ Non-profit Projects – eligible for 100% reimbursement but leveraging other funds creates a more competitive project (must prove 501c3 certification)
- ◆ Private Projects → Two Separate Calls for Projects
  - Open Call for Large Call for Projects - Minimum Project Cost- \$200,000
  - Open Call for Small Call for Projects – Maximum Project Cost - \$199,999
- ◆ Maximum Project Ask (if private) – up to 40% of total project cost
  - All projects should consider leveraging other funding sources
  - Additional funding sources make a project more competitive

# DRI Projects – Evaluation Criteria

- ◆ Align with State and Local Goals
  - Community Support
- ◆ Catalytic
  - Attracts other investment and positively impacts surroundings
- ◆ Project Readiness
  - Can be implemented in the near term
- ◆ Eligible Project Type
- ◆ Cost Effective
- ◆ Co-Benefits
  - Multiple benefits that stem from the initial projects (increased quality of life, growth in local tax base, improved buildings)

# Vision for Downtown

*"Historic. Artistic. Enterprising. Homer is a community that is building on its history to create a stronger future. The Village will leverage its unrivaled character through the continued renovation of its historic buildings and the enhancement of the public realm. The historic and beautiful waterfront will be re-activated and re-connected with the downtown to spur new economic activity. Regional cultural institutions will be strengthened. Most importantly, Homer will be home: Welcoming and walkable neighborhoods with a range of housing choices; a bustling downtown center with vibrant local businesses; a community where residents can live a sustainable life, with everyday goods and services a 15-minute walk or bike ride away; a place to grow up, raise a family, and age in a supportive, vibrant, and connected place. Home."*

- ◆ This vision will be updated through public outreach – make sure to attend the first Public Workshop to review the updated vision statement!

# Project Requirements

- ◆ Project Location - must be in boundary
- ◆ Project Timing - must break ground in two years
- ◆ Project Funding - secured financing commitments with Non-DRI funds
- ◆ Project Size and Scale - transformative
- ◆ Project Sponsor(s) – must have capable parties
- ◆ Building Decarbonization – must be willing to include decarbonization strategies if required

# Application Form

- ◆ Project Sponsor with all contact information
- ◆ Project Location
- ◆ Existing Conditions of Site
- ◆ Project Type (new development, redevelopment, SPF)
- ◆ Summary Description
  - Size of project (SF of building and space, number of floors, acreage of property)
  - Use of project
  - Be specific!

# Application Form

## ◆ Property Ownership

- If sponsor and property owner are not the same – describe how the sponsor will obtain legal authority to implement the project

## ◆ Preliminary Funding Estimate

- The more precise and detailed the better, although applications without detail are acceptable
- When possible, cite sources of estimates (estimating firm, engineering firm, architect)
- Provide assumptions and contingencies
- Include discussion of funding sources

# Application Form

## ◆ Capacity

- Experience in implementing or involvement with similar projects and experience with grant administration

## ◆ Partners

- Any partner entities or organization needed to implement

## ◆ Timeframe for Implementation and Project Readiness

- What has been completed to date?
- Provide a detailed timeline with major milestones (final design, construction bidding, construction)
- Discussion of any regulatory challenges such as environmental constraints

# Application Form

## ♦ Resiliency

- Bioswales, green roof, rain gardens, permeable surfaces

## ♦ Anticipated Revitalization Benefits

- Economic (new jobs / visitors) – give this your best estimate
- Environmental (brownfield cleanup)
- Social (gathering space)
- Health
- Housing
- Historic Preservation
- Beautification

# Example of Successful DRI Project

## ◆ Supplemental Information

- Images of Project Site
- Renderings of proposed project
- Documentation of project readiness

### Project Budget and Funding Sources

Items	Cost	Funding Source	Status of Funds
Property Acquisition	\$115,000	Owners Equity	Committed
Brownfield Investigation, Asbestos Abatement, Selective Demolition & Site Remediation	\$550,000	NCBDC Loan	Committed
	\$226,876	National Grid	Committed
	\$133,630	Owners Equity	Committed
	\$300,000	Empire State Development	Committed
	\$700,000	Evans Bank Loan	Pending
New Building Construction, Site Work & General Conditions	\$300,000	NYSERDA	Pending
	\$61,256	Owners Equity	Committed
	\$959,721	Brownfield Tax Credits	Pending
	\$548,862	DRI	Requested
Professional Fees	\$168,912	Owners Equity	Committed
Financing Costs	\$50,000	Owners Equity	Committed
<b>Total Funding Request</b>	<b>\$549,000</b>		
<b>% of Total Cost</b>	<b>12.80%</b>		
<b>Total Funds Leveraged</b>	<b>\$3,735,308</b>		
<b>Total Project Cost</b>	<b>\$4,114,257</b>		

### Revitalization Benefits

The redevelopment of 211 Main Street has not only remediated a previously contaminated site, it will also assist in the creation of new jobs within the downtown while adding to the visual aesthetic along the Main Street Corridor. When completed, the new building and the site could serve as a catalyst for further redevelopment of the city's downtown, and as a model for carbon neutral construction methods.

In the short-term, one of the revitalization benefits provided by the 211 Main Street Redevelopment Project is already being advanced. All contaminated soils have been removed from the project site. During the past year, project completed a Track 1 Remediation Plan approved by the New York State Department of Environmental Conservation – the highest standard of environmental cleanup. The 211 Main Street Redevelopment Project demonstrated its commitment to environmental justice during development of the remediation plan by considering community concerns and ameliorating historic contamination of the site for the betterment of local residents.



# Application Form

## ◆ Decarbonization

- Only applicable to new construction, additions, and substantial rehabs:
  - Is the project new construction of 5,000 square feet or more?
  - Does the project involve a building addition of 5,000 square feet or more?
- If yes to either, project sponsor will need to incorporate decarbonization strategies
- Consultant team will facilitate process for sponsor

# Example of Successful DRI Project

## CROSSROADS PROFESSIONAL BUILDING



Renovation of the existing Crossroads Professional Building to facilitate expanded dental access and enhance adjacent site with public connectivity improvements.

Total Project Cost: \$ 700,000  
DRI Funding: \$ 420,000

The building owner is interested in expanding services within the building, potentially providing needed specializations such as oral surgery, endodontics and/or periodontics. The added specialties have the potential to foster a partnership with the local hospital, which does not currently have an oral surgeon on staff. To be able to provide such services at the Crossroads Professional Building, several building improvements are necessary including the provision of an elevator. The potential installation of an elevator has led to discussion with an oral surgeon, confirming interest in opening a satellite office in the building. In addition, with the proposed project improvements, the building owner has received interest from a periodontist. The proposed project would not only address the needs for expanding services, but also improve the quality of the public realm. Specific project elements include:

- Development of an external core to house an elevator, stairwell and separate building entrance. The construction of this external addition will require the demolition of the adjacent building at 68 Main Street and associated site preparation.
- Removal of the front stairwell for improved office layout flexibility and the redesign of the front entrance.
- Exterior refurbishing including facade improvements such as new awnings and new windows.
- Site improvements including the development of a greenspace, landscaping and a pedestrian walkway.



**Support increased entertainment and business investments in the downtown to catalyze additional residential growth.** The proposed project supports needed business investment in professional services that serve the local and regional residential community.



**Support mixed-use development, prioritizing retail/commercial uses on the ground level to maintain an active streetscape.** The current ground floor use is a dental office that brings more than 12,000 verifiable out-of-area people yearly into the downtown. With office visits combined with other business and shopping in Hornell, this active ground level use supports the downtown business community.

# Open Call for Projects

- ♦ 6 week application window – closes August 1<sup>st</sup> at Noon
  - If your project is ready sooner please submit it as soon as it's ready!
  - Email submission – Emma Phillips: [ephillips@cscos.com](mailto:ephillips@cscos.com)
  - In person submission – Homer Town Hall, Village Office
- ♦ Following call for projects:
  1. LPC reviews preliminary project sheets
  2. Consultant team works with sponsors to enhance applications
    - Fill in gaps in information
    - Engineering assessments
    - Cost estimates
    - Market assessment
  3. LPC reviews revised project sheets
  4. Projects are presented at second Public Workshop and team receives feedback from community
  5. LPC recommends projects to NYS
  6. NYS selects final list of projects for funding in early 2024

# Wrap Up

- ◆ Final Questions
- ◆ Contact Information:
  - Emma Phillips (C&S) – Project Planner – [ephillips@cscos.com](mailto:ephillips@cscos.com)
  - Daniel Riker (C&S) – Project Manager – [driker@cscos.com](mailto:driker@cscos.com)
  - Lissa D'Aquanni – DOS Project Manager - [Alissandra.DAquanni@dos.ny.gov](mailto:Alissandra.DAquanni@dos.ny.gov)
- ◆ For more information: [https://www.homerny.org/wp-content/uploads/2023/06/DRI\\_ProjectsForm\\_Template\\_.pdf](https://www.homerny.org/wp-content/uploads/2023/06/DRI_ProjectsForm_Template_.pdf)
- ◆ DRI Office Hours – every Thursday beginning June 30<sup>th</sup> (virtual) and in person on July 6<sup>th</sup> at Homer Recreation Department building (53 S Main St)
  - Attendance not mandatory but highly encouraged
  - Will be posting flyer on DRI site with remaining dates and times