



WILFRED ROSAS
Mayor
716-366-9882
Fax 716-366-2049

CITY OF DUNKIRK

Office of the Mayor
342 Central Avenue
Dunkirk, New York 14048
cityofdunkirk.com

July 18, 2022

Re: EOI Harborside Site

Dear Developer:

Enclosed please find a Request for Expressions of Interest (REOI) for the development of property at Harborside Site in the City of Dunkirk. The Harborside Site consists of multiple parcels totaling 2.4 acres located on the corner of Lake Shore Drive East and Deer Street, adjacent to the shores of Lake Erie.

Dunkirk is the "Little City on the Lake", a community with rich history and diverse culture built along the shores of Lake Erie. Dunkirk Harbor and the Lake Erie shoreline give residents of and visitors to Downtown Dunkirk some of the most unique opportunities to access and enjoy the Great Lakes in all Western New York.

The Harborside Site is steps away from the Dunkirk Pier. This walkable nexus point provides the opportunity to connect waterfront recreation and events to downtown shopping, dining, and living. With the Harbor and Central Avenue as major anchor assets, Downtown Dunkirk is primed for redevelopment.

Substantial new business and job growth in the region is bringing an influx of employees and corporate visitors looking for places to live, dine, stay, and be entertained. New York State and the City of Dunkirk are investing in public amenities, infrastructure, and beautification to develop Dunkirk into a vibrant urban community with unique waterfront amenities.

The Harborside Site is critically located along the City's waterfront and the City is issuing this REOI to solicit creative and dynamic development ideas for the site. The City looks forward to engaging in conversations with interested parties about the future potential development of this site and downtown Dunkirk. This site will also be included in the 2022 Downtown Revitalization Initiative application submission as a priority site.

Sincerely,

A handwritten signature in blue ink that reads "Wilfred Rosas". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Wilfred Rosas
Mayor

DUNKIRK HARBORSIDE SITE

VINCE DEJOY, DIRECTOR
CITY OF DUNKIRK OFFICE OF
PLANNING AND DEVELOPMENT

342 CENTRAL AVENUE
DUNKIRK, NY 14048

PURPOSE

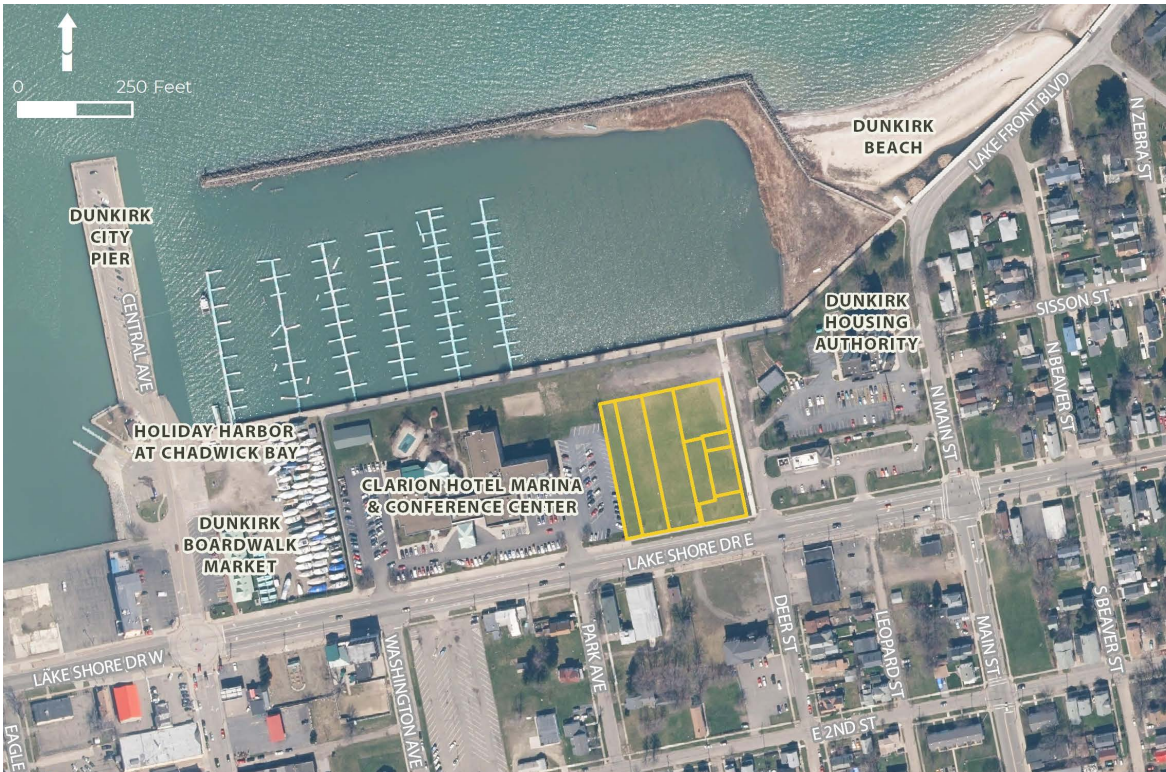
This Request for Expressions of Interest (REOI) is intended to initiate discussions with interested parties in the potential sale, redevelopment, and reuse of the Dunkirk Harborside property in the City of Dunkirk. The Dunkirk Harborside Site was once the Dunkirk Basket Machine Company which was constructed in 1861. The baskets were utilized for packaging local fruit including grapes that are local to the area. The Machine Company neighbored Feed Mills along the Lake Erie Waterfront.

VISION

The Dunkirk Harborside site is a 2.4-acre, city-owned waterfront property in the heart of downtown Dunkirk. Sited on Lakeshore Drive near Main Street, the Harborside site overlooks the Dunkirk Harbor and has walkable connections to the Dunkirk City Pier, Memorial Park, and Central Avenue.

A mixed-use residential and retail development is the optimal use of the site's unique location that meets the community's redevelopment goals. Dunkirk lacks new, available, market-rate rental housing units and the Dunkirk Harborside site could meet this demand with high quality waterfront residential units. The site's location on the high traffic Lakeshore Drive corridor makes it commercially viable for a variety of retail opportunities. Infill development will assist with filling a major street scape gap and continuing Dunkirk's focus on downtown redevelopment. This in turn will assist with improving the City's walkability and contribute to Dunkirk's strong sense of place.

LOCATION: 66-80 LAKE SHORE DRIVE EAST, DUNKIRK, CHAUTAUQUA COUNTY, NY



PROJECT DISCUSSION

Residents at a future Dunkirk Harborside development will be able to enjoy views of the sunset over Lake Erie or walks along the waterfront to the City Pier or Dunkirk Beach. Located less than 10 minutes from major employers including ImmunityBio, Nestle Purina, Wells Foods, Brooks Memorial Hospital, and SUNY Fredonia, as well as just 6 minutes from the NYS Thruway I-90, the Harborside site has the potential to meet the needs of a growing area labor force looking for new, high quality housing options.

With an average traffic count of over 10,000 vehicles daily, the Harborside site has the visibility to support consumer retail, dining, or entertainment uses. Lakeshore Drive, NYS Route 5, is both a local arterial and a regional route moving residents throughout the region. The corridor makes shipping easy for businesses, and commuting convenient for city residents and those who don't live in the area.

Northern Chautauqua County and the Dunkirk Harbor are growing summertime tourist destinations. Commercial uses at the Harborside site which promote and expand the area tourism economy are strongly preferred.

MULTIPLE PARCELS ARE INCLUDED IN THIS SITE. BELOW IS A LIST OF INDIVIDUAL PARCELS, SIZE (ACRES), AND ASSESSED VALUE (\$)

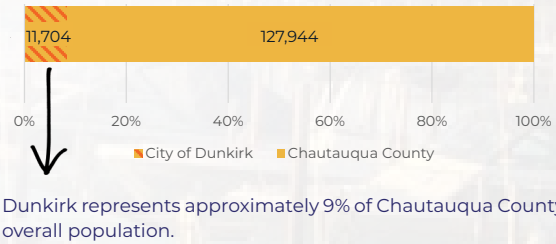
- 66 Lake Shore Drive East – 0.24-acres, \$18,000
- 68 Lake Shore Drive East – 0.41-acres, \$30,000
- 70 Lake Shore Drive East – 0.48-acres, \$35,000
- 15 N. Deer Street- 0.27-acres, \$52,000
- 76 Lake Shore Drive East – 0.14-acres, \$4,000
- N. Deer Street- 0.05-acres, \$4,900
- 5 N. Deer – 0.14-acres, \$14,400
- Lake Shore Drive East – 0.11-acres, \$9,000
- Deer Street – 1.12-acres, N/A

CONCEPT RENDERING

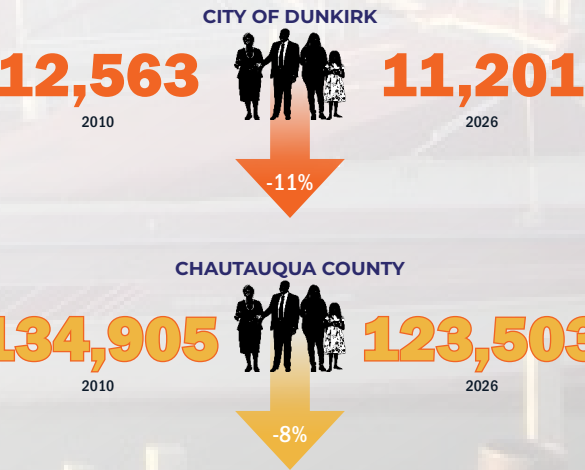


MARKET REVIEW

TOTAL POPULATION (2021)



ANTICIPATED CHANGE IN TOTAL POPULATION OVER TIME



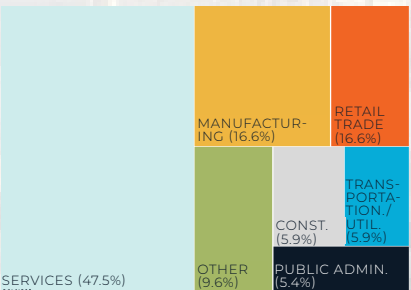
The city and region have experienced a gradual decline in total population, which is expected to continue in the near term but could be reversed as investments and improvements are made in the community.

With a focus on improving the availability and diversity of the housing supply in the City (being assessed through an ongoing housing study), a real opportunity exists to attract new individuals (young professionals, seniors and families) as well as retain existing populations who greatly desire improved and affordable housing in the City.

EMPLOYMENT

The service and manufacturing industries account for nearly two-thirds of Chautauqua County employment.

EMPLOYMENT BY INDUSTRY

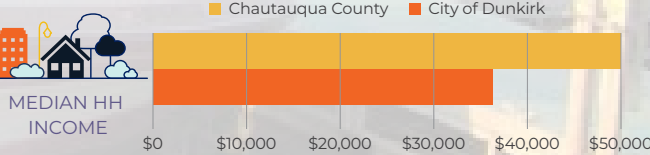


Unemployment stands at 9.0% in the City of Dunkirk and 8.5% in Chautauqua County. While these levels are likely elevated due to the pandemic, the combination of workforce availability and wage rates provides a potential opportunity for business growth in the region.

The primary objective of the City's brownfield program is to attract development that brings more employers to the City, bringing jobs (and the demand for more employees) as well as additional investment into the community.

The economic development community supports the needs of existing and prospective businesses, and actively works to ensure continued success and growth in the City of Dunkirk.

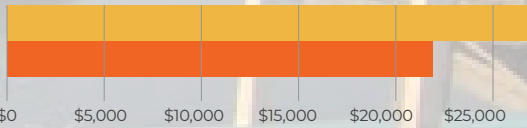
INCOME



The local workforce offers an abundance of employment-ready residents and wage structure that is beneficial to employers seeking to locate or expand in the market.



PER CAPITA INCOME



The median household income is \$36,500 in the city of Dunkirk and \$50,000 in Chautauqua County overall. Per capita income for the city and county is \$22,000 and \$26,900, respectively.

DUNKIRK HARBORSIDE SITE

VINCE DEJOY, DIRECTOR
CITY OF DUNKIRK OFFICE OF
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342 CENTRAL AVENUE
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MARKET RENTS

The city and region have experienced a gradual decline in market rents, which is expected to continue in the near term but could be reversed as investments and improvements are made in the community.

INDUSTRIAL	\$4-7/SF
OFFICE	\$12-15/SF
RETAIL	\$9-12/SF
MULTI-FAMILY RESIDENTIAL	\$550-800/UNIT

SITE INFORMATION

*The ‘Dunkirk Harborside’ site is a collection of eight contiguous parcels owned by the City of Dunkirk.

Location: 70 Lakeshore Drive East

SBL(s): 79.11-1-11, 79.11-1-12, 79.11-1-13, 79.11-1-14, 79.11-1-15, 79.11-1-16, 79.11-1-17, 79.11-1-18

Ownership: City of Dunkirk

Size: 2.4 acres

Existing structure(s): none

Past use: gasoline filling station

Adjacent land uses: hotel, fast food, senior apartments, vacant commercial, auto dealer

Status of existing infrastructure: Good / all utilities available

Historic or archeological resources: none

View corridors: Lake Erie. Point Gratiot lighthouse, Lake Erie beaches, Dunkirk Pier, Dunkirk’s historic downtown.

Soil: Urban Land. The site contains a few feet of urban soils primarily consisting of sand and gravel which are underlain by native silts and clays. Bedrock is present at relatively shallow (less than 20 feet) depths.

Topography, and hydrology: The site is relatively flat and underlain by glacial till soils with a mix of gravel, sand, silt, and clay. As such, permeability is expected to be medium to low. Bedrock is anticipated to be 8 to 12 feet below grade and consists of Devonian shales. Groundwater is expected to be found at depths just above the bedrock, with a regional flow direction to the west, towards Lake Erie.

Wetlands: none

Floodplains: none

Transportation: Vehicle access provided via Lake Shore Drive (Minor Arterial) and Deer Street, sidewalk available along Lake Shore Drive, Deer Street, as well as along the Dunkirk Harbor, accessible by boat with docking east of the City Pier, bike lanes located along Lake Shore Drive, less than 3 miles from the I-90 Dunkirk/Fredonia exit via Central Avenue. A nearby bike path is available at Point Gratiot State Park nearby (just over a mile to the east).

Zoning: Tourism Commercial District (C1). The District is generally comprised of the blocks surrounding Lake Shore Drive. Uses permitted include residential, commercial, office, hotel and marina uses. Also, allowed under a special permit are amusement enterprises. Maximum building height within the C-1 District are up to 5 stories or 55 feet for residential uses and 35 feet for all other uses.

Utilities: Ample utilities are available at the site and providers include: National Fuel (natural gas); National Grid (electric); DFT Communications, Verizon, and Spectrum (internet/fiber); and water (City of Dunkirk).

Environmental information: The site is currently vacant but once contained a variety of residential, commercial, and industrial structures. These included a fish house, cigar factory, automobile storage, machine shop and soap factory, and a hot house (a form of greenhouse). In addition to an on-site gasoline station with three underground storage tanks (USTs), automobile related facilities were located across the street (upgradient) and included four gasoline USTs located in the street right-of-way. In the late 1800s, a creek flowing through the center of the site was filled in and in the early 1900s, the property was expanded through the placement of fill in Lake Erie to create the current shoreline.

Based on the results of a 2018 Environmental Site Assessment (ESA), environmental concerns include metals and petroleum associated with the machine shop and gasoline station (with USTs) on-site and the upgradient USTs. Fill materials of unknown origin used to modify the shoreline, fill in the creek that flowed through the property, and fill in the basements of demolished structures are also a concern.

A 2019 Phase II ESA completed under the USEPA Targeted Brownfield Assessment Program included a geophysical survey and soil and groundwater sampling to characterize environmental concerns at the Site. No evidence of USTs was observed, and no significant contamination was encountered. Although a few semivolatile organic compounds and metals were detected in samples at concentrations above the applicable NYS guidance values, these contaminants were largely found in subsurface soil samples. The Phase II ESA concluded that the Site can be safely redeveloped in its current condition without remediation.

RESOURCES/FUNDING OPPORTUNITIES

The City of Dunkirk and its economic development partners are prepared to work with the selected developer to obtain any local, State, or Federal incentives necessary to make the proposed project viable and successful. Potential incentives include but are not limited to:

- 1

Payment in lieu of taxes (PILOT) on real property taxes provided by Chautauqua County Industrial Development Agency
- 2

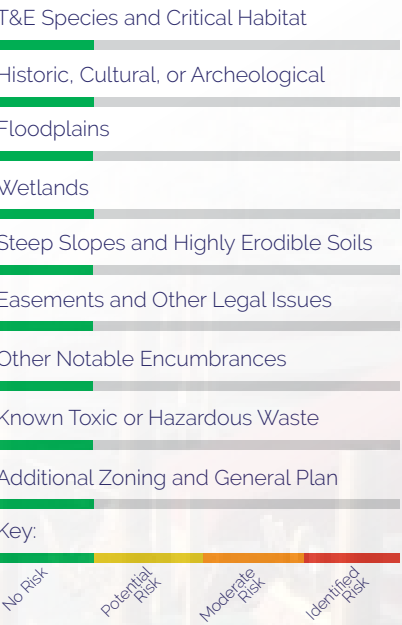
Capital grant funds provided by Empire State Development
- 3

NYS Brownfield Clean Program tangible development tax credits
- 4

Restore NY
- 5

Potential Downtown Revitalization Initiative Funds

RISK REGISTER AT A GLANCE



The Risk Register evaluates publicly available datasets across a number of environmental and regulatory resource areas potentially impacting site development. Any data indicating a risk to development is identified and categorized as Potential Risk, Moderate Risk or Identified Risk.

DEVELOPMENT PROCESS

The following is a summary of the major steps in the site plan review and development process for the City of Dunkirk:

1.

Contact City of Dunkirk Planning & Development department to discuss project. Project consultation will include City Building & Zoning department.
2.

Submit ‘Planning Board Application’ and site plan to City Planning & Development department.
3.

Project sent to Zoning Board of Appeals if applicable.
4.

Project sent to Planning Board for review and approval.

Summary of Submission Requirements

- Developer Team Profile that includes a detailed company overview and team description
- Developer Team Experience that includes experience with similar projects
- Professional References

(See Attachment A for complete specifications for requested EOI).

EOIs must be received by Monday, August 22, 2022 4:00pm and be addressed to:

Vince DeJoy, Director
City of Dunkirk Office of Planning and Development
342 Central Avenue
Dunkirk, NY 14048

REVIEW PROCESS

The City of Dunkirk’s Brownfield Opportunity Area committee will review all submitted EOIs for completeness, consistency with the community’s vision, and potential viability.

ATTACHMENTS

Attachment A: EOI Submittal Requirements

SUBMITTAL REQUIREMENTS

1. Cover letter

2. Development Firm Profile

Provide general information about the proposing company, including the following:

- a. Legal name of the proposing company, primary contact, main address, and telephone number and e-mail address.
- b. Description of the firm including years in business, representative development and redevelopment projects, and three references.
- c. Experience in New York State, especially with affordable, mixed-use, and/or market rate property projects.
- d. Work with state and local municipalities, if any.
- e. Experience with financial and economic development programs, tax credits, and/or Opportunity Zones.

3. Proposed Project for the Target Property

The City has expended considerable effort in identifying reuses for vacant, underutilized, and brownfield sites throughout the community. In your response, please describe your project with as much detail as possible, including:

- a. Size of proposed development
- b. Intended reuse and how the intended redevelopment achieves the City's planned reuse strategies
- c. Intended or known tenants, if any
- d. Incentive programs targeted
- e. Expected number of short-term, part-time, and/or permanent jobs created, if any
- f. If residential, number and type of units proposed
- g. Any resources that will be requested of the City of Dunkirk

4. EVALUATION

Respondents' submittals will be evaluated based on the criteria listed in this section and further described above. In preparing the submittal to the City of Dunkirk, it is important for

City of Dunkirk

respondents to clearly demonstrate their expertise and qualifications in the areas described in this solicitation. Solicitation responses will be used to identify a select number of respondents who may then be asked to provide additional clarifying information.

The evaluation of responses to this solicitation will be based only on the information provided in the submittal package, and if applicable, interviews, and reference responses. The City reserves the right to request additional information or documentation from the firm regarding its submittal documents, personnel, financial viability, or other items in order to complete the selection process. If a responding firm chooses to provide additional materials in their submittal beyond those requested, those materials should be identified as such and included in a separate section of the submittal.

The degree to which the proposer articulates and presents a development concept for the property that includes appropriate architecture, site utilization, density and income mixes and uses. Additionally, opportunities for green technology and sustainability with both the building practices and the infrastructure incorporated with any prospective development will be favorably rated.

The City of Dunkirk reserves the right to conduct reference checks at any point in the review and evaluation process. In conducting reference checks, the City may include itself as a reference if the Respondent has performed previous work for or with the City in the past, even if the Respondent did not identify the City as a reference.

Non-Liability and Related Matters

Each developer submitting in response to this REOI agrees that the preparation of all materials for submittal to the City of Dunkirk and all presentations are at the developer's sole cost and expense, and the City of Dunkirk shall not, under any circumstances, be responsible for any costs or expenses incurred by any developer. In addition, each developer agrees that all documentation and materials submitted with a proposal shall remain the property of the City of Dunkirk.

The City of Dunkirk reserves the right to reject any and all proposals or request revisions prior to selection of a developer. This selection process shall in no way be deemed to create a binding contract, agreement or offer of any kind between the City of Dunkirk and any developer. If the City of Dunkirk selects a developer pursuant to this process, any legal rights and obligations between the successful developer, if any, and the City of Dunkirk will come into existence only when further agreements are fully executed by the parties.

The City of Dunkirk at its sole discretion may waive any defects in proposals, issue a new Request for Proposals at any time, alter or postpone the selection process for its own convenience.

CONFIDENTIALITY: The City of Dunkirk is subject to Open Meetings Law and Freedom of Information Law. Developers should mark which portions of their proposal they consider to be confidential. If the Agency receives any Freedom of Information requests, it will consult with legal staff to determine which records may be withheld from disclosure pursuant to the Freedom of Information Law. Marking materials as confidential does not guarantee they will be withheld. No representation or warranty is made to the accuracy of information provided in the Expressions of Interest. Developers are advised that any future agreements will include an anti-discrimination clause prohibiting unlawful discriminatory practices sale or lease of housing or land because of actual or perceived age; creed; color; disability; domestic violence victim status; ethnicity; familial status; gender; gender identity or expression; height; immigration or citizenship status; marital status; military status; national origin; predisposing genetic characteristics; race; religion; sex; sexual orientation; socioeconomic status; or weight.

REQUIRED FORMS

PROPOSER'S NAME AND ADDRESS

DATA SHEET

HAVE YOU ATTACHED?

	<u>YES</u>	<u>NO</u>
COVER LETTER?	_____	_____
TABLE OF CONTENTS?	_____	_____
INTRODUCTION?	_____	_____
QUALIFICATIONS?	_____	_____
COMPANY OVERVIEW?	_____	_____
PROFESSIONAL REFERENCES?	_____	_____
CERTIFICATE OF INSURANCE?	_____	_____
HAVE YOU PROVIDED ONE (1) ORIGINAL AND SEVEN (7) BOUND COPIES AND TWO (2) ELECTRONIC COPIES ON USB DRIVE?	_____	_____
HAVE YOU SIGNED AND DATED YOUR PROPOSAL ON THE SIGNATURE FORM PROVIDED ALONG WITH ADDRESS, PHONE & FAX NUMBERS, AND INCLUDED IT WITH YOUR PROPOSAL?	_____	_____

SIGNED _____

TITLE _____

COMPANY _____

DATE _____