



CITY OF DUNKIRK

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

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

July 20, 2022

Re: EOI Central Avenue

Dear Developer:

Enclosed please find a Request for Expressions of Interest (REOI) for the development of property at 325-329 Central Avenue in the City of Dunkirk.

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.

Central Avenue, the heart of Dunkirk's historic business district, connects directly to 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 site at 325-329 Central Avenue is critically located in the City's downtown redevelopment area 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 City's Downtown Revitalization application to Empire State Development as a priority project.

Sincerely,

A handwritten signature in blue ink that reads "Wilfred Rosas".

Wilfred Rosas
Mayor

CITY OF DUNKIRK OFFICE OF PLANNING & DEVELOPMENT
REQUEST FOR EXPRESSIONS OF INTEREST FOR THE SALE AND REDEVELOPMENT OF THE

CENTRAL AVENUE SITE

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 Central Avenue property in the City of Dunkirk. The Central Avenue site was once home to a former Masonic Temple before a fire in the winter of 2010. Since then, the building was demolished and the site has sat undeveloped. The Temple was once home to The Safe Store and neighbored an ice cream parlor, Like Nu Shoe Repair and the Gratiot Hotel. The Masonic Temple was a pivotal part of Dunkirk’s streetscape and historic downtown.

VISION

The Dunkirk Harborside site is a 0.64 acre vacant property in downtown Dunkirk. Situated on Central Avenue between 3rd and 4th Streets, the Central Avenue site is an infill opportunity to bring new development to a walkable urban core. The site is in a high-traffic corridor and surrounded by a mix of retail, restaurant, and government service uses. The site is only .3 miles south of Lake Erie—making it a 6 minute walk or 1 minute drive to enjoy the city’s waterfront.

A mixed-use residential and service/institutional development is the optimal use of the site’s urban location that meets the community’s redevelopment goals. The City of Dunkirk recognizes the need for added density and variety of real estate uses in its downtown. Upper floor residential units will support the small but growing retail sector in the downtown core and the siting of additional services in the workforce training, education, and/or health industries will be an anchor tenant for any development and have a positive symbiotic relationship to the adjacent public service uses. 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.



CITY OF DUNKIRK OFFICE OF PLANNING & DEVELOPMENT
REQUEST FOR EXPRESSIONS OF INTEREST FOR THE SALE AND REDEVELOPMENT OF THE

CENTRAL AVENUE SITE

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

MARKET RENTS

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.

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

SITE INFORMATION

The 'Central Avenue' site is a collection of two contiguous parcels owned privately by G.H. Graf Realty and 323-325 Central Ave, LLC. Both property owners have expressed desire to sell or develop their properties.

Location: 325-339 Central Avenue

SBL(s): 79.14-6-39, 79.14-6-40

Ownership: City of Dunkirk

Size: 0.64 acres

Existing structure(s): none

Past use: Mixed-use commercial/retail

Adjacent land uses: office building, government offices, community bank, retail

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, Dunkirk City Hall.

Soil: Urban Land. The site is expected to contain a few feet of urban soils primarily consisting of sand and gravel which are underlain by native silts and clays. Bedrock is anticipated to be 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 Central Avenue and Lark Street, sidewalk available along Central Avenue (Minor Arterial) and Lark Street, less than 3 miles to I-90 Dunkirk/Fredonia exit. The site and the Central Avenue corridor is only minutes away from the Lake Shore Drive (Route 5) corridor which fronts Lake Erie and provides bike lanes. Central Avenue's Average Annual Daily Traffic (AADT) count was 4,608 in 2019. The corridor is in fair condition with visible striping and pedestrian crossings. A nearby bike path is available at Point Gratiot State Park nearby (1.5 miles northeast).

Zoning: Central Business District

CBD: The CBD corresponds to the City's historic overlay district. As the core and historic district of the City this area is most reminiscent of Dunkirk’s turn of the century industrial heritage. The CBD also acts as the northern terminus of the corridor connecting the City of Dunkirk to the Village of Fredonia, and serves as gateway to the Waterfront. Uses permitted include residential, commercial, office, hotel and marina uses . As well as additional neighborhood focused commercial uses such as coin-laundry and dry cleaning facilities, department stores and medical offices. The code also provides for the development of other commercial uses like sporting goods, furniture stores and various types of shops and professional offices. Maximum building height within the CBD 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: Although no environmental site assessments have been performed, a review of Sanborn Fire Insurance Maps show that the former uses of the Site include a variety of commercial operations (stores, restaurants, billiard hall, Masonic Temple, movie theater, livery/stables), none of which appears to pose a significant environmental concern. Two environmental concerns include a gasoline underground storage tank (UST) in the street in front of 311 Central Avenue, and fill material of unknown sources brought in to fill basements following the removal of the structures from portions of the Site.

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 plan review and approval 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 _____