

Open Call for Projects

The **Broadway-Fillmore Downtown Revitalization Initiative (DRI)** is a \$10 million investment by New York State to help boost the Broadway-Fillmore neighborhood's local economy and promote a high quality of life. The goal of the DRI process is to identify key economic development opportunities and recommend projects for funding through the DRI program. The initiative will accomplish its goals through a unique state-local partnership, using local input to achieve the community's vision for the neighborhood.

The Strategic Investment Plan that will be developed as part of the DRI process will include a combination of public and private projects to help revitalize the neighborhood. **The public is invited to submit project proposals.**

This **Open Call for Project Proposals** is seeking potential projects for potential inclusion in the Strategic Investment Plan. The purpose of this Open Call for Project Proposals is to establish an open, fair, and transparent process for the Broadway-Fillmore Local Planning Committee (LPC) to vet potential DRI project proposals. All private or non-profit sponsors of potential projects – including those that were included in the City's DRI application to New York State – are asked to submit a response to this Open Call for Project Proposals. This will allow the LPC and consultant team to obtain information in a consistent manner and confirm that the proposed project meets the program criteria.

Eligible projects include **capital projects** sponsored by **individuals, property owners, business owners, non-profit organizations, and cultural institutions**. Example of a capital project: New Development, Redevelopment, and/or Rehabilitation of Existing Buildings; Business Expansion or Creation; or Expansion of Arts, Cultural, or Community Institutions.

- The project should be able to break ground within two years
- The minimum total project cost is \$250,000
- The DRI request may be up to 40% of privately sponsored projects and a minimum request of \$100,000
- A fully residential project must include at least eight units and must include an affordable component
- Eligible projects must be in the eligible project area (see page 2)
- Leveraging for public and non-for-profit projects is strongly encouraged

IMPORTANT DATES

Office hours to discuss proposals: Weeks of March 28 and April 4

Deadline to submit questions: Monday, April 18, 2022

Deadline to submit Project proposals: Monday April 25, 2022, at 5pm

For more information: www.BroadwayFillmoreDRI.com

1. Eligible Project Area

Proposed projects must be located within the Broadway-Fillmore DRI area (see map below) to be eligible for this solicitation. The LPC may consider minor adjustments to Broadway-Fillmore’s proposed DRI area in order to capitalize on new opportunities while ensuring that the boundary remains compact and focused on the target area. If a proposed project is located outside of the proposed boundary, a justification statement explaining why the LPC should consider the boundary change must be provided in Section 5 of this document.



2. Project Eligibility

Projects included in the Broadway-Fillmore DRI Strategic Investment Plan must be capital projects that can break ground within two years and have potential to transform the physical environment and boost economic development in Broadway-Fillmore's DRI area.

ELIGIBLE PROJECTS FOR THE OPEN CALL

Eligible projects include **capital projects** that could be sponsored by individuals, property owners, business owners, non-profit organizations, and cultural institutions. To be eligible, privately sponsored projects must demonstrate a clear need for DRI funding. Projects that would proceed even without contribution of state funds are not likely to receive funding. Privately sponsored projects must demonstrate a funding gap and that they will provide a tangible benefit to the community. The following project types that are eligible for this solicitation could include (but are not necessarily limited to):

New Development, Redevelopment, and/or Rehabilitation of Existing Buildings. Projects involving the development, redevelopment, or rehabilitation of real property for mixed-use, commercial, residential, or industrial uses.

Business Expansion or Creation. Capital projects that facilitate expansion of existing businesses or creation of new businesses within the DRI area.

Expansion of Arts, Cultural, or Community Institutions. Capital projects that facilitate expansion and/or increased programming of arts, cultural, or community institutions.

The DRI plan may include other project types, including public improvements that are sponsored by the City of Buffalo or other public entities. The purpose of this Open Call for Project Proposals is to ensure that all privately sponsored projects are evaluated in a transparent and consistent manner.

INELIGIBLE PROJECT TYPES

Projects proposing the following activities must identify alternative sources of funding for the listed activities, as these are not eligible for DRI funding.

Planning Activities. DRI funds are intended to be used for projects that directly implement the Strategic Investment Plan and cannot be used to fund additional planning.

Operations and Maintenance. DRI funds cannot be used for ongoing or routine expenses, such as staff salaries, rent, and property maintenance.

Pre-Award Costs. Costs incurred before funding awards are announced by the State cannot be reimbursed using DRI funds.

Property Acquisition. DRI funds cannot be used to purchase real property.

Training and Other Program Expenses. DRI funds cannot be used to fund continuous costs for programs that would cease to exist once DRI funds have been expended.

Expenses Related to Existing Programs. DRI funds cannot be used to supplement existing programs or replace existing resources.

3. Evaluation Criteria

Projects will be evaluated and selected by the LPC based on how well the project meets the specific requirements established by the state for DRI funding and is consistent with the DRI vision statement and the criteria defined within this document. Submission of a project proposal does not guarantee inclusion in the Strategic Investment Plan, nor does inclusion in the Strategic Investment Plan guarantee funding through the Broadway-Fillmore DRI program. Projects recommended for funding by the LPC will ultimately be reviewed and selected by New York State. In addition, the LPC may consider DRI project proposals that are not submitted through the Open Call for Project Proposals for inclusion in the Strategic Investment Plan.

TIMING AND PROJECT READINESS

To be competitive, the project must have a realistic, well-developed schedule. Ideally the project should break ground within two years. Grants to projects that do not meet this goal may not be as competitive. Challenges related to site control, environmental constraints, or regulatory issues must be clearly defined and feasible solutions proposed.

PROJECT SIZE AND SCALE

The minimum DRI request is \$100,000 to ensure projects are of a significant size and scale to be truly transformative in nature.

A fully residential project must include at least eight units and must include an affordable component.

PRIVATE OR LOCAL MATCH

For privately sponsored projects, DRI funds may cover no more than 40% of total project costs except for projects that include decarbonization, as described below. The minimum total project cost is \$250,000, assuming a 40% DRI ask of \$100,000. Depending on the number of projects submitted, they may be evaluated by the amount of matching funds from other sources that are included in the proposed project.

DECARBONIZATION

New and substantial rehabilitation construction projects will be required to meet the Stretch Energy Code, whether or not the locality has adopted that code. The NYStretch Energy Code may be downloaded at: <https://www.nyserda.ny.gov/All-Programs/Energy-Code-Training/NYStretch-Energy-Code-2020>

Privately sponsored projects that commit to meeting higher standards, including efficiency combined with full electrification or the integration of climate resiliency measures, onsite renewables, energy storage or electric vehicle charging equipment, may be eligible for a larger DRI subsidy of up to 50%.

CATALYTIC POTENTIAL

The project must include elements or features that are likely to have a significant positive impact on the Broadway-Fillmore DRI area by attracting other public and private investment and creating momentum to help revitalize the neighborhood.

CO-BENEFITS

The project must result in benefits to the Broadway-Fillmore neighborhood. The project should generate additional economic activity, grow the local property tax base and improve quality of life in the neighborhood. Other co-benefits could include job creation, beautification, attraction of new residents and businesses, sustainability and environmental benefits, or preservation of historic buildings.

COST EFFECTIVENESS AND FEASIBILITY

The project must represent an effective and efficient investment of public DRI funds by leveraging additional sources of public and/or private funding and generating broad benefits for the community. The estimated project cost and budget must be feasible and realistic. The applicant and/or subject property must also be current on local taxes.

CAPACITY TO IMPLEMENT AND SUSTAIN THE PROJECT

The project sponsor must clearly demonstrate their capacity and expertise to implement and sustain the project in the long-term through already established strategic partnerships and past experience.

PROJECT CONTRACTING

Projects selected for a DRI award will be assigned to an appropriate state agency to manage the contract for implementation of the project. The state agency selected and method of contracting and funding disbursement will be dependent on the specific project. While there may be some variation between agency administration and the project type, in general awarded project funding will be provided on a reimbursement basis.

DRI funds may be used as match for other grant funding if permitted by the granting agency. However, the priority is to fund projects that are ready for implementation. Therefore, DRI funds will not be held as matching funds for other grants whose award or implementation cycles are in the out-years.

DRI awards will be subject to all requirements typically attached to state funding, including but not limited to minority- and woman-owned business enterprise (MWBE) goals and competitive procurement.

4. Submission Instructions

All submissions are due no later than Monday, April 25, 2022, at 5pm.

Project proposals may be submitted either electronically or as a hard copy. Applicants can access the project application as a fillable PDF on the Broadway-Fillmore DRI website:

www.BroadwayFillmoreDRI.com.

Electronic Submissions (preferred): If you email your submission, hard copies are not required. Project applications and any supporting information may be emailed directly to: stephanie.camay@wsp.com.

Hard Copy Submissions: If you are submitting a hard copy, please mail or hand deliver one copy of the project proposal using the fillable PDF form on the Broadway-Fillmore DRI website and all supplemental information for receipt by April 25, 2022, to the address below. Note that typewritten proposals are strongly preferred over handwritten entries.

ATTN: Broadway-Fillmore DRI
WSP
50 Lakefront Blvd # 111
Buffalo, NY 14202

OFFICE HOURS TO DISCUSS PROPOSALS

The DRI consultant team will hold in-person and virtual office hours to discuss questions about potential submissions. Meeting with the consultant team is not required but is an opportunity to discuss your potential project before finalizing your submission. If you have questions about your proposal, but are unable to attend office hours, please send your questions via email (stephanie.camay@wsp.com) or by phone (716) 853-1220.

Dates: Weeks of March 28 and April 4 (specific dates/times TBD and will be posted on the Broadway-Fillmore DRI website: www.BroadwayFillmoreDRI.com), Location: Broadway Market Community Room and virtually

DEADLINE TO SUBMIT QUESTIONS

Questions regarding this call for project proposals should be submitted in writing to stephanie.camay@wsp.com by Monday, April 18, 2022. Answers to questions submitted will be directed to the project applicant. Following the submission deadline, the consultant team may contact project sponsors to schedule further discussion and request additional information as needed.

Note: The Broadway-Fillmore DRI LPC reserves the right to consider potential DRI projects beyond the deadline of this Open Call for Project Proposals.

5. Submission Format and Required Information

Please use this form to submit your project proposal. The LPC will use this information as they consider projects to include in the Broadway-Fillmore DRI Strategic Investment Plan. Please address each topic thoroughly, providing as much detail as possible. The more information you can provide, the easier it will be for the LPC to understand and evaluate your proposed project.

You may attach additional information as supplemental materials should you need more than the space provided in any of the categories below. However, please be sure to follow the format outlined below and answer all categories.

PROJECT TITLE

Present the project title as an action-oriented statement (e.g., Renovate Smith Building for Mixed-Uses).

TITLE

PROJECT SPONSOR

Provide the contact information for the Project Sponsor.

NAME

AFFILIATION (IF ANY)

ADDRESS

PHONE

EMAIL

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PROJECT LOCATION

Please indicate the location of the proposed project, including street address(s), SBL, zoning classification, and attach a site map. Is the site listed as a local landmark or listed in the national register of historic places?

The LPC may consider minor adjustments to Broadway-Fillmore’s proposed DRI boundary in order to capitalize on new opportunities while ensuring the boundary remains compact. If the project is outside of Broadway-Fillmore’s proposed DRI boundary, provide a brief description of how the project relates to the neighborhood and supports the stated goals of the DRI.

PROPERTY OWNERSHIP

Are you the owner of the property? If not, identify the owner on which the proposed project would be implemented. A written agreement between the property owner and sponsor is required. The property owner or sponsor must have legal authority to execute contracts with the State and oversee the project.

If property acquisition is a component of the proposed project, describe the need for acquiring land. Property acquisition is NOT eligible for DRI funds, so this component of the project must be funded through a different public or private funding source.

PROJECT DESCRIPTION

Provide a concise description of the proposed project and the scope of work. (Use additional pages if necessary.) Project descriptions should include the following information:

- The existing conditions of the site.
- The future use of the property or location.
- The size of the proposed project (e.g., square footage, number of floors, acreage, number of residential units, etc.).
- How the project will positively impact the Broadway-Fillmore neighborhood.
- The project's consistency with the City of Buffalo Green Code

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RESPONSIBLE PARTIES

Identify the entities responsible for development (e.g., planning, design, construction), management, operations, and long-term sustainability of the project. Include a list of other public or private entities needed to implement the project. Clearly address the capacity of the responsible parties to implement and sustain the project (referencing prior experience with similar projects).

TIMEFRAME FOR IMPLEMENTATION AND PROJECT READINESS

Provide a general timeframe for implementation of the project, including the timing of anticipated phasing (e.g., design, construction, buildout). Describe any work that has already been completed to advance the project, such as feasibility studies, market studies, preliminary site design, permits obtained, and/or funding or financing that has been secured. Append any studies, preliminary designs, legal agreements, permits, documentation of site control, and/or documentation of funding secured as supplemental materials.

Describe any known challenges, such as regulatory issues and environmental constraints, and explain how these challenges will be addressed in a timely manner.

PRELIMINARY BUDGET

Provide the total estimated project cost and the amount of DRI funds requested. Please also provide a breakdown of total project costs (with as much detail as possible), sources of potential funding and financing, and the status of those funds, using the table below. Please note that catalytic potential and leveraging of additional funding sources are primary goals of the DRI program. Privately sponsored projects that do not meet the project cost and matching requirements provided above will not be considered for DRI funding.

If the proposed project does not yet have specific cost estimates or identified sources of funding, please provide as much detail as possible at this stage. However, please note that these details will be required during the course of development of the Strategic Investment Plan. Capacity of a potential project sponsor to provide a detailed funding estimate will be considered by the LPC.

ACTION	COST	FUNDING SOURCE	STATUS OF FUNDS
Total DRI Funding Request	\$		
Total Funds from Other Sources	\$		
Total Project Cost	\$		

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ANTICIPATED REVITALIZATION BENEFITS

The most important objective of the DRI program is to benefit the Broadway-Fillmore neighborhood. Describe how the proposed project will improve the quality-of-life for the neighborhood and/or region. DRI projects should have substantial benefits beyond their site. How will the proposed project spur additional development, activity, or other improvements in the Broadway-Fillmore neighborhood?

Another important objective of the DRI program is to leverage additional investment in the community. Describe benefits associated with the project. Benefits could be direct and quantitative (e.g., it will create jobs once the project is completed) or more qualitative (e.g., beautification, quality of life improvements). To the extent they apply, please consider the following:

- Permanent job creation (identify the number of new employees associated with the project, if applicable).
- Urban design and neighborhood beautification.
- Attraction of new residents, businesses, and visitors.
- Additional private investment.
- Sustainability and environmental benefits.
- Preservation of historic buildings.

SUPPLEMENTAL MATERIALS

If available, please provide additional materials to support your application. Indicate below the types of supplemental materials that you are submitting with this application:

Images of the existing project site.

Images/renderings of the proposed project.

Other (please specify).

Supplemental project information may be submitted via email along with your application or as a hard copy. Include the project title and project sponsor contact information on each page of supplemental information.