



**Restore  
New York**

# **RESTORE New York Communities Initiative**

**Municipal Grant Program**

**Round 7**

**Proposal Due Date: 3:00 p.m. – Friday, January 27, 2023**

# Overview

- Financial assistance for revitalization of urban centers through the elimination and redevelopment of blighted structures
- Attract residents and businesses by redeveloping residential, commercial and mixed use properties
- The “Project” application can only be submitted by a town, village or city
- Municipalities can sub-grant the funds to a private entity

# Eligibility

## Buildings that are:

Vacant

Abandoned

Condemned

Surplus

## Can be:

Demolished

Rehabilitated

Deconstructed

Reconstructed

Funds can be used for site development and infrastructure needs related to the project



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# Eligibility

**Projects should be either:**

- Architecturally consistent with nearby and adjacent properties,

or

- Consistent with the municipality's local revitalization or urban development plan

# Ineligible Activities

Redevelopment of properties for municipal use such as state offices, fire departments, DMV, local government facilities, etc.

Projects at locations classified as greenfield development sites

# Goals and Scoring

## Goals

- Revitalize urban centers and induce commercial investment
- Improve the local housing stock
- Increase the tax base

## Scoring Emphasis

- Projects in economically distressed communities
- Projects that leverage other state or federal redevelopment funds
- Project feasibility and readiness



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# Funding Limits

Project must have at least **10%** in matching funds of total project cost

Cash and in-kind contributions are allowed

Applicant Funding and Project Limits	# of Projects	Funding Per Project
Cities of 100,000 population and over based on the last census	1 Project	\$5 million
Cities and villages between 40,000 and 99,999 population based on the last census	1 Project	\$3 million
All other municipalities	1 Project	\$2 million
Empire State Development may grant a limited number of special awards. Municipalities with populations of 100,000 or less and Counties with populations of 400,000 or less may apply for an additional \$10 million to put toward a second separate project OR toward part of a larger project in addition to the funding limits listed above. The project must meet the definition of a “special project,” as defined in Section 7 of the Restore NY Guidelines.	1 Project	\$10 million



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# Documents for Application

- Written commitment(s) of matching funds
- Proof of Notice of Public Hearing
- Proof of Publication of the Property Assessment List, must be published in local daily newspaper for three consecutive days (photocopies of newspaper or receipt from newspaper acceptable)
- A true and complete copy of the Municipal Resolution
- Five years operating pro forma



# Documents for Application - cont'd

- Site Map labeling all properties
- Letter from local planning/zoning officials stating project compliance
- Proposal from Developer (if not muni)
- Credentials/Qualifications/Resume of Developer
- 3<sup>rd</sup> Party Estimates of Project Costs
- If completed: Environmental Assessment Form (EAF), Negative Declaration or Impact Statement



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# Application Fee

**A non-refundable check payable to *Empire State Development Corporation* in the amount of:**

- \$2,000 for cities 100,000 and over population
- \$1,000 for cities, towns & villages of 40,000-99,999 pop.
- \$500 for all other municipalities

Application fee must be submitted with the Master Hardcopy Application to the ESD Office at 625 Broadway, Albany, NY 12245



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# Commitment Fee

Upon approval of a Project by the ESDC Board of Directors a **1% Commitment Fee**, of the award amount, will assessed to the applicant and due immediately

Commitment Fee will be a minimum of \$100

ESDC reserves the right to award different amounts to similar projects based on geographic representation across the state and other scoring criteria



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# Scoring Criteria

Points	Criteria	Scale
Up to 15	Economic Distress	15 – High 10 – Moderate 5 – Slight
Up to 25	Other Statutory Priorities	5 – Mostly in an Investment Zone –or– 5 – Mostly in a Brownfield Opportunity Area Up to 20 – Leverage of other State and Federal Programs
Up to 30	Program Goals	Up to 20 – Induce Commercial Investment Up to 10 – Improve Local Housing
Up to 20	Project Readiness / Feasibility	Up to 20
Up to 15	President/CEO Commissioner Discretion	Up to 15
Maximum: 105		



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# State Historic Preservation Office (SHPO)

State funded activities that have the potential to affect historic properties, either directly or indirectly, must be evaluated by the State Historic Preservation Office (SHPO)

Review process does not need to be completed prior to submitting application, but must be completed prior to ESDC Board approval

If your project falls under the purview of SHPO you will be required to submit the necessary information in their Cultural Resource Information System (CRIS) portal, which can be found at:

<http://nysparks.com/shpo/online-tools/>



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# State Environmental Quality Review (SEQR)

SEQR requires all state and local government agencies to consider environmental impacts during discretionary decision-making

If SEQR consultation is needed for a project the applicant will need to submit either the Negative Declaration or the Environmental Impact Statement (EIS) before ESDC Board Approval

For more information on the SEQR process visit their website at:  
[www.dec.ny.gov](http://www.dec.ny.gov)



# IMPORTANT DATES

Received by 3:00PM November 30, 2022 – Intent to Apply Deadline

Received by 3:00PM January 27, 2023 – Application Deadline



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# West Webster Hamlet Revitalization Project



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# Town of Webster Project Area



# Town of Webster Project Area

Site 1: Owner – Ridgpointe Drive 1 Corp  
600 Ridge Road  
SBL – 78.20-1-11

Site 2: Owner – Louis Buddy Inc  
602 Ridge Road  
SBL – 78.20-1-16

Site 3: Owner – Aqua Valley Inc  
603 Ridge Road  
SBL – 78.20-1-68

Site 4: Owner – Hopwood LLC  
1041 Gravel Road  
SBL – 78.20-1-84

Site 5: Owner – C. Provenzano  
1043 Gravel Road  
SBL – 78.20-1-83





# Town of Webster Project Area

Site 1: Owner – Ridgepointe Drive 1 Corp  
600 Ridge Road  
SBL – 78.20-1-11

**Status: Abandoned, Contaminated**  
**Proposed Action: Rehabilitation**

Anticipated Cost: \$851,000

- \$395,000 – Building Rehabilitation
- \$225,000 – Demo, Site, Abatement
- \$117,500 – Soft Costs, Investigations
- \$113,500 – Contingencies

**Anticipated Restore NY Request: \$522,500**



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# Town of Webster Project Area

Site 1: Owner – Ridgepointe Drive 1 Corp  
600 Ridge Road  
SBL – 78.20-1-11

## Efforts to Date: \$39,400

- \$1,800 – Structural Assessment
- \$30,600 – Environmental Assessment
- \$2,000 – Securing vacant structure
- \$5,000 – Income Survey



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# Town of Webster Project Area

Site 2: Owner – Louis Buddy Inc  
602 Ridge Road  
SBL – 78.20-1-16

**Status: Vacant**

**Proposed Action: Rehabilitation**

Anticipated Cost: \$2,275,500

- \$1,250,000 – Building Rehabilitation
- \$530,000 – Demo, Site, Abatement
- \$220,500 – Soft Costs, Investigations
- \$275,000 – Contingencies

**Anticipated Restore NY Request: \$890,000**



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# Town of Webster Project Area

Site 3: Owner – Aqua Valley Inc  
603 Ridge Road  
SBL – 78.20-1-68

**Status: Vacant**

**Proposed Action: Rehabilitation**

Anticipated Cost: \$294,200

- \$197,000 – 2<sup>nd</sup> Floor Access/Rehab
- \$25,000 – Demo, Site, Abatement
- \$32,500 – Soft Costs, Investigations
- \$20,000 – Contingencies

**Anticipated Restore NY Request: \$199,800**





# Town of Webster Project Area

Site 4: Owner – Hopwood LLC  
1041 Gravel Road  
SBL – 78.20-1-84

**Status: Vacant**

**Proposed Action: Rehabilitation**

Anticipated Cost: \$175,000

- \$100,000 – Building Rehabilitation
- \$25,000 – Demo, Site, Abatement
- \$25,000 – Soft Costs, Investigations
- \$25,000 – Contingencies

**Potential Restore NY Request: \$100,000**

*No strong interest to date by the property owner to participate in the program.*



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# Town of Webster Project Area

Site 5: Owner – C. Provenzano  
1043 Gravel Road  
SBL – 78.20-1-83

**Status: Unknown**

**Proposed Action: Rehabilitation**

Anticipated Cost: \$175,000

- \$100,000 – Building Rehabilitation
- \$25,000 – Demo, Site, Abatement
- \$25,000 – Soft Costs, Investigations
- \$25,000 – Contingencies

**Potential Restore NY Request: \$100,000**

*No strong interest to date by the property owner to participate in the program.*



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## Summary

**Anticipated Total Restore NY Project: \$3,420,700**

**Anticipated Restore NY Request (sites 1,2,3 only): \$1,612,300**

**THANK YOU!**

**Matt Chatfield**

**Executive Director**

**Webster Economic Development Alliance**

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