

**Downtown Revitalization Initiative (DRI)
and NY Forward (NYF)**

Local Planning Committee Meeting #1

NYS Department of State | Office of Planning, Development & Community Infrastructure



**Department
of State**

**Downtown
Revitalization
Initiative**

NY Forward

Agenda

1. Welcome and Introductions
2. DIR / NYF Program Overview
3. Code of Conduct Refresher
4. DRI / NYF Planning Process
5. Your Role as the LPC
6. Public Engagement
7. Angola's DRI / NYF Application
8. What's Next?
9. Public Comment

***Thank you for serving
on the Local Planning
Committee for your
community!***

Welcome + Introductions

What is the DRI + NY Forward?

- Two complementary programs with common goals
- Programs recognize the unique qualities and sizes of various communities throughout the State
- State-wide investment to reinvigorate local and regional economies by revitalizing downtowns



DRI + NY Forward Goals



**Enhance downtown living
and quality of life**



**Provide enhanced public
spaces that serve those of
all ages and abilities**



**Create an
active downtown with
a mix of uses**



**Create diverse
housing options for
all income levels**



**Provide diverse
employment opportunities
for a variety of skill sets
and salary levels**



**Encourage the reduction
of greenhouse gas
emissions**



**Grow the local property
tax base**

Jamestown Riverwalk Illumination (DRI Round 1)



319 & 321 N. Union Street in Olean (DRI Round 2)



Lockport South Street Enhancements (DRI Round 3)



Niagara Falls National Heritage Area Murals (DRI Round 4)



Buffalo Broadway-Fillmore Lederman Building (DRI Round 5)



Code of Conduct Refresher

What is the DRI / NYF Code of Conduct?

- Guidelines, standards and procedures for Local Planning Committee (LPC) members to follow throughout the planning process
- All LPC members are required to serve and act in the public interest.
- LPC members will receive and **must** sign the *Code of Conduct for Members of New York State Downtown Revitalization Initiative and NY Forward Local Planning Committees (Code of Conduct)*.

Remember...

- Members should use the Code of Conduct to guide service and actions while on the Local Planning Committee:

D.

**Disclose conflicts
of interest**

A.

**Act in the public
interest**

D.

**Disqualify as
necessary**

Documenting Conflict(s)

- Members must identify if they have a potential conflict at the first meeting in which the matter giving rise to the conflict is discussed.
- When a potential conflict is identified, LPC members must complete and submit a formal Recusal Form.
- LPC members may not vote, or attempt to influence, a discussion or vote on any project(s), where a potential conflict of interest exists.



**Downtown
Revitalization
Initiative**



NY Forward

Recusal Form

LPC Member Name _____ Date _____

DRI or NYF Name _____

Applicable Project Title(s) _____

Reason(s) for Recusal

(Check all that apply.)

☐ I or a relative or family member have a financial interest in the project. (Describe below.)

☐ I or a relative or family member have an interest as a board member, owner, officer, employee, or investor in the project sponsor. (Describe below.)

☐ I or a relative or family member have an interest as a board member, owner, officer, employee, or investor in a potential competitor of the project. (Describe below.)

☐ Other: _____

Please provide a description of each conflict. (Be complete and specific. Attach additional pages if necessary.)

Member Signature _____

Documenting Conflict(s)

- The LPC co-chairs will remind members of their obligation to recuse at each meeting of the committee.
- A list of recusals together with the recusal form completed by each recused member will be maintained for each project for the duration of the DRI and NYF planning process.
- The recusal list will be updated at each meeting.

Voting on Recommended Projects

- All LPC members will vote on a slate of projects to be recommended to the state for DRI / NYF funding.
- Voting will take place via an official LPC ballot to be submitted to the State.
- LPC members must recuse themselves from voting on individual projects where a conflict of interest exists.
- LPC members must follow the determinations made by the Ethics Officer in accordance with the Code of Conduct and other applicable laws.

Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project.

For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Do any LPC members need to make a disclosure to the Committee? (Pause for additional disclosures.) Thank you.

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

Are there any general or clarifying questions we can answer now?

If you have specific questions regarding your situation or need advice, contact the New York State Department of State Ethics Officer:

Anais Vasquez, Ethics Officer
(518) 948-0275
Anais.Vasquez@dos.ny.gov



DRI / NYF Program Overview

Roles and Responsibilities

State Agency Team

Department of State

Samantha Aldrich

samantha.aldrich@dos.ny.gov

Empire State Development

Anthony Maggiotto

anthony.maggiotto@esd.ny.gov

NYS Homes & Community Renewal

Tirzah Peters,

tirzah.peters@hcr.ny.gov

- Provide guidance and support for the DRI / NYF planning process
- Manage and assist the consultant team
- Participate in preparation and review of DRI / NYF documents
- Engage other State agencies, when needed

Consultant Team

Lead

LaBella Associates

- Joshua Greene, Project Manager
- Ed Flynn, Engagement Manager

Sub-Consultant Team

In.Site Architecture

Azar Design Co. (MBE/DBE)

Sidekick Creative (WBE)

Loyal 9 Development (SDVOB)

- Lead all public engagement
- Prepare program documents
- Assist LPC with identification, development, and evaluation of potential projects
- Conduct research, as necessary.

Municipal Representatives

Municipal Staff

Mayor Tom Whelan

Nicole Leppard, Village Clerk

- Participate in core team meetings
- Provide crucial data, reports, plans, and documents to the consultant team
- Assist with public engagement outreach, logistics, and advertising

Local Planning Committee

LPC Co-chairs

- Mayor Tom Whelan
- Tom Kucharski, WNY REDC

Members

- Lori Szewczyk, ECIDA
- Jon Duffy, Village Planning Member
- Cynthia Latimore, Director of Boys & Girls Club
- Steve Schunk, President Goya
- Jesse Chudzik, Local Fireman
- Kathleen Chiavetta, Lakeshore School Board
- Kristine Balzer, Director of Events, Everhaunt
- Bill Smith, Planning Director Town of Evans
- Jennifer Engler-Henry, Buffalo Hearing & Speech

- Participate in LPC meetings
- Provide direction on planning efforts
- Provide feedback to consultant team and State
- Review documents
- Assist with community engagement and outreach



Your Role as the LPC

What is the Local Planning Committee?

- Group of diverse community and regional stakeholders nominated by the municipality and others. Confirmed by NYS.
- Ambassadors of the DRI / NYF program and their respective communities
- Led by co-chairs – typically the local chief elected official and a REDC member/designee
- Ensure the community vision is met and the public interest is served



Your ultimate responsibility is to...

- Identify best ways to communicate with and engage the community
- Recommend key stakeholders and groups/organizations we should hear from
- Provide guidance and direction on documents
- Help identify potential projects for funding
- **Conduct project evaluation and recommend projects for funding**



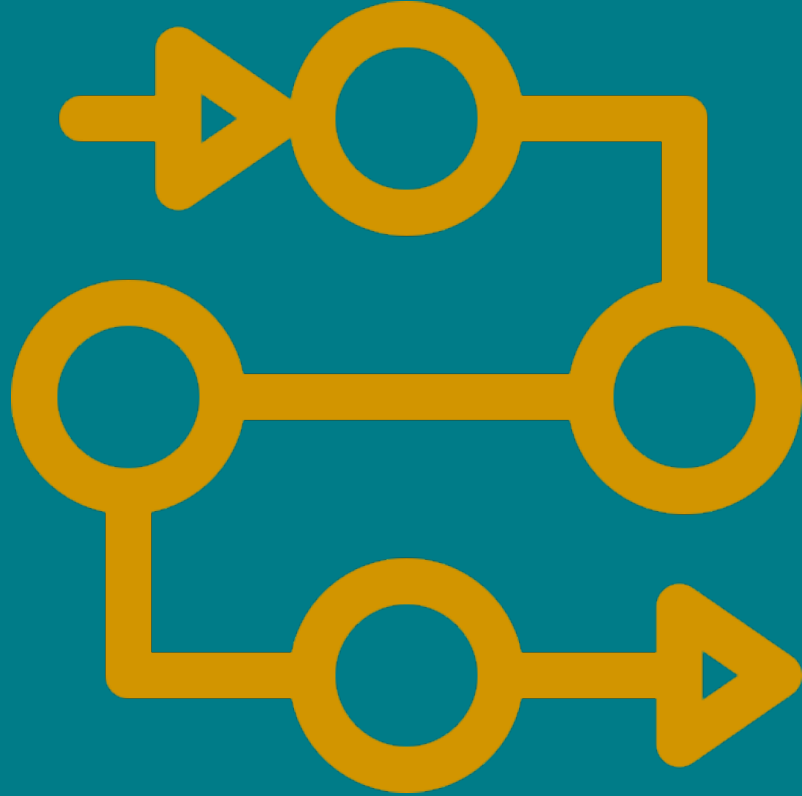
We want you all to be active participants in this process and hear your opinions!

What should you expect?

- Generally monthly meetings approximately 1.5 – 2 hours in length, which are open to the public
- Regular emails from state representatives and/or consultants with meeting materials
- Assistance with and participation in public engagement sessions
- Provide input on documents prepared by consultants



We will establish a schedule of meetings at a time that is most convenient for members.



DRI / NYF Planning Process

DRI/NYF Program from Start to Finish



APPLICATION + SELECTION

September 2024 – March 2025

- Communities prepared and submitted applications to REDCs
- REDCs nominated communities
- State announced winners



PLANNING

April – December 2025

- Local Planning Committees are established
- Community vision and goals are refined
- Projects are identified + developed
- LPC recommends projects to State
- Participate in the preparation of the Strategic Investment Plan

YOUR FOCUS IS HERE!



IMPLEMENTATION

2026 - 2031

- Final Strategic Investment Plan is submitted to the State
- Projects are selected and awarded

Planning Process



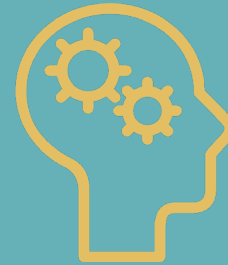
Visioning

Refine the community's future vision, establish priorities and gather input



Opportunities + Challenges

Understand the community's unique characteristics and key opportunities



Project Development + Evaluation

Identify, develop, and evaluate potential projects



Project Recommendations

Recommend projects that align with the community's goals

9 Month Timeframe (April – December 2025)

- Each community is led by a consultant team who guides the planning process, works with sponsors to develop projects to recommend to the State, and documents the process/projects in the Strategic Investment Plan.
- This process helps ensure all voices are heard and projects are carefully considered.

What are the eligible project types?



Public Improvement Projects

Streetscape and transportation improvements, recreational trails, new and upgraded parks, plazas, public art, green infrastructure, and other public realm projects.



New Development and/or Rehabilitation of Existing Downtown Buildings

Development and redevelopment of real property for mixed-use, commercial, residential, not for profit, or public uses. Development / redevelopment should result in employment opportunities, housing choices or other community services.



Small Project Grant Fund

A locally managed matching small project fund (up to \$600,000) for small downtown projects, such as façade improvements, building renovations, business assistance, or public art.



Branding and Marketing

Downtown branding and marketing projects that target residents, tourists, investors, developers and visitors.

Ineligible Project Types/Activities

- **Planning Activities.** All DRI/NYF funds must be used to implement projects.
- **Operations and Maintenance.** Funds cannot be used for on-going or routine expenses, such as staff salaries and wages, rent, utilities, and property up-keep.
- **Pre-award Costs.** Reimbursement for costs incurred before the completion of the Strategic Investment Plan and the announcement of funding awards is not permitted.
- **Property Acquisition.** DRI/NYF funds cannot be used for property acquisition.
- **Training and Other Program Expenses.** DRI/NYF funds cannot be used to cover continuous costs, such as training costs and expenses related to existing programs.
- **Expenses related to Existing Programs.** DRI/NYF funds cannot supplement existing programs or replace existing resources.

Project Match Requirements

- **All Projects.** Project minimum of \$75,000 total.
- **Privately-Sponsored Projects.** Minimum match of 25% of total project cost.
- **Public or Non-Profit-Sponsored Projects.** No minimum match requirements.

The LPC has discretion to increase match goals, as appropriate. For example, the LPC may decide to increase the match goal for privately-sponsored projects to 40%, if desired.

How are projects identified?



**Projects included in the
community DRI / NYF application**



**Projects solicited through
the Open Call for Projects**

The LPC will evaluate all projects based on the DRI / NYF Program criteria and community goals. Not all solicited projects will be included in the final Strategic Investment Plan.

Open Call for Projects

- The Open Call for Projects provides an opportunity for community members, property owners, and business owners to submit projects for consideration
- Submission period will be open to the public for at least 4 weeks
- Applicants must complete a submission form with required information (available online or in hard copy at accessible locations)

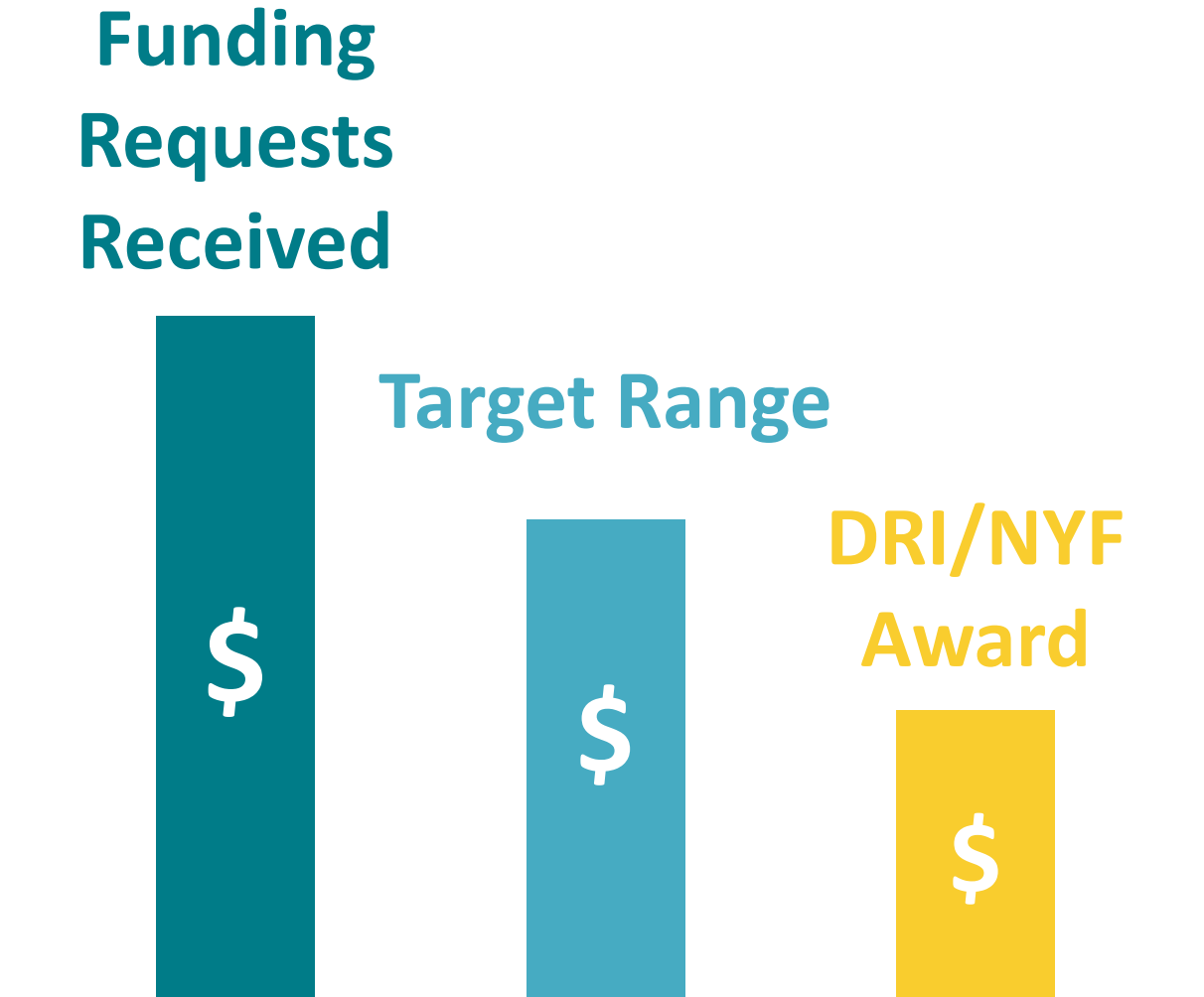
We are looking for projects that are ready to be implemented in the near-term, are transformational, and are feasible!

How are projects evaluated?

- **Alignment with Local and State Goals.** Projects must advance the goals established by the LPC and the State for the DRI/NYF community.
- **Catalytic Effect.** Projects must have a significant positive impact on the revitalization of downtown.
- **Project Readiness.** Projects should be well-developed and ready to proceed as soon as possible upon the award of funding.
- **Eligible Project.** Projects must be one of the eligible project types.
- **Cost Effectiveness.** Projects must represent an effective and efficient use of public resources.
- **Co-Benefits.** Projects must result in benefits to the community, beyond just the project developer, such as: additional economic activity and improved quality of life.

Final Slate of Recommended Projects

- Final slate of projects takes into consideration feedback from the public and is finalized by the LPC
- The total amount of requested DRI / NYF funds will have a higher dollar amount than what will be awarded

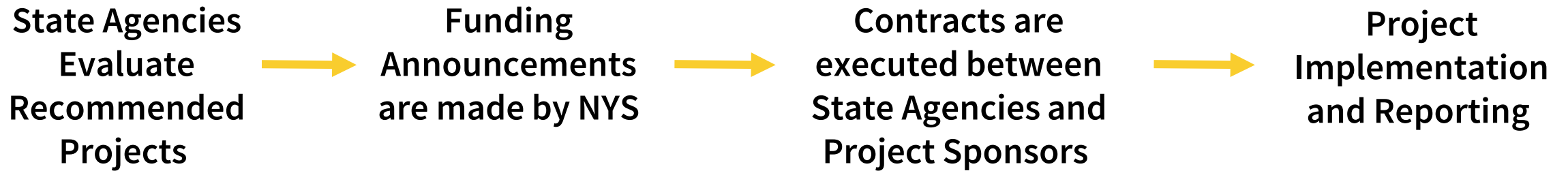


What is the end goal of the planning process?

- Consensus on a recommended list of projects for implementation
- Submission of a Strategic Investment Plan to the State containing recommended list of projects
- Momentum and direction for downtown revitalization



What happens after the planning process ends?



- Announcements are typically made in the months following submission of SIPs
- Projects begin implementation as soon as possible

Project Implementation

- All awards are provided as a reimbursement grant – project sponsors must complete work before monies are provided
- Project sponsors will likely need to secure bridge financing to cover costs while project is being completed
- All awards are subject to State requirements, including MWBE goals, competitive procurement, etc.



Public Engagement

Public Engagement

- **Critical component of the DRI / NYF planning process!**
- Lead by the consultant team
- Takes place throughout the process and is tailored specifically to each community's needs
- Activities should encourage participation from a broad and diverse population



How does Public Engagement Help This Process?

- Helps to craft / refine the downtown's vision, goals, and strategies
- Input on project types and community needs
- Feedback on proposed projects and transformative potential in downtown



Public Engagement Methods

LPC Meetings

- Open To Public – in-person
- Meetings Regularly
- Promoted through press & social media
- 6 Meetings (~1 per month)

Public Meetings

- Open house format
- Promoted through press & social media
- 2 Meetings (Visioning & Project Identification; Review of Proposed Projects)

Stakeholder Participation

- Individuals and/or Focus Groups
- Partners/Agencies
- Business and Property Owners

Online Engagement

- Project Website
- Online & Social Media Updates & Engagement
- Public Survey
- Feedback Forums

Immersive Outreach Activities

- Pop-Ups at Local Event(s) & Festivals
- Presentations at standing community meetings
- Other

Are there important community groups or stakeholders we should reach out to?

Do you have any advice on meeting locations, specific activities, notification methods, etc?

Engaging Hard-to-Reach Populations

- Engagement of Youth & students
- Senior Citizens
- Seasonal Residents
- Lower Income Residents
- Other?

Possible Approaches

- Events with Schools & Service Organizations
- Custom survey
- Directed Mailers



Open Call for Projects

Open Call Information

- Private, non-profit, and public entities are eligible to submit applications
- Intended to ensure all business and property owners are afforded an opportunity to submit a project
- We are looking for projects that are well-defined and ready to be implemented in the short term
- Application forms will be available in-person and online
- Submission timeframe of at least 4 weeks
- Informational Meeting will be held shortly after LPC Meeting #2 to walk applicants through the requirements for submission

Submission Form Components

- Project Sponsor Contact Information
- Project Location
- Existing Conditions
- Project Title and Description
- Property Ownership
- Funding Estimate / Description
- Capacity
- Project Readiness / Timeframe for Implementation
- Supplemental Information, including required documents.

How to Submit Your Project

- 1 Review the Eligibility Criteria**
on page 2 to make sure your project is eligible to be considered for NYF funding.
- 2 Review the Project Requirements**
on page 3 to learn about the requirements for projects and how your project will be considered by the Wellsville Local Planning Committee and New York State.
- 3 Review the Evaluation Criteria**
on page 4 to see how the State evaluates projects and to understand how the Wellsville LPC may evaluate projects.
- 4 Fill out the Project Proposal Submission Form**
on pages 5 through 11. Address each topic thoroughly and completely. The LPC will use this information to consider projects to be included in the Wellsville Strategic Investment Plan.
- 5 Submit your Completed Application**
Submit your Completed Application (and any supplemental materials) either electronically, in-person, or by mail no later than 5PM on July 14, 2023.

→ **To submit online:**

Go to
WellsvilleNYForward.com

→ **To submit via email:**

Email your completed
application and any
supplemental materials to
Derik Kane at
dkane@LaBellaPC.com

→ **To submit a hard copy, mail
or hand-deliver:**

Village Clerk's Office
23 N. Main St.
Wellsville, NY 14895

- ? Questions regarding project eligibility, evaluation, or the project forms can be directed to Derik Kane at dkane@LaBellaPC.com**

Angola's NYF Application

DRI / NYF Boundary

Size: 42.8 acres

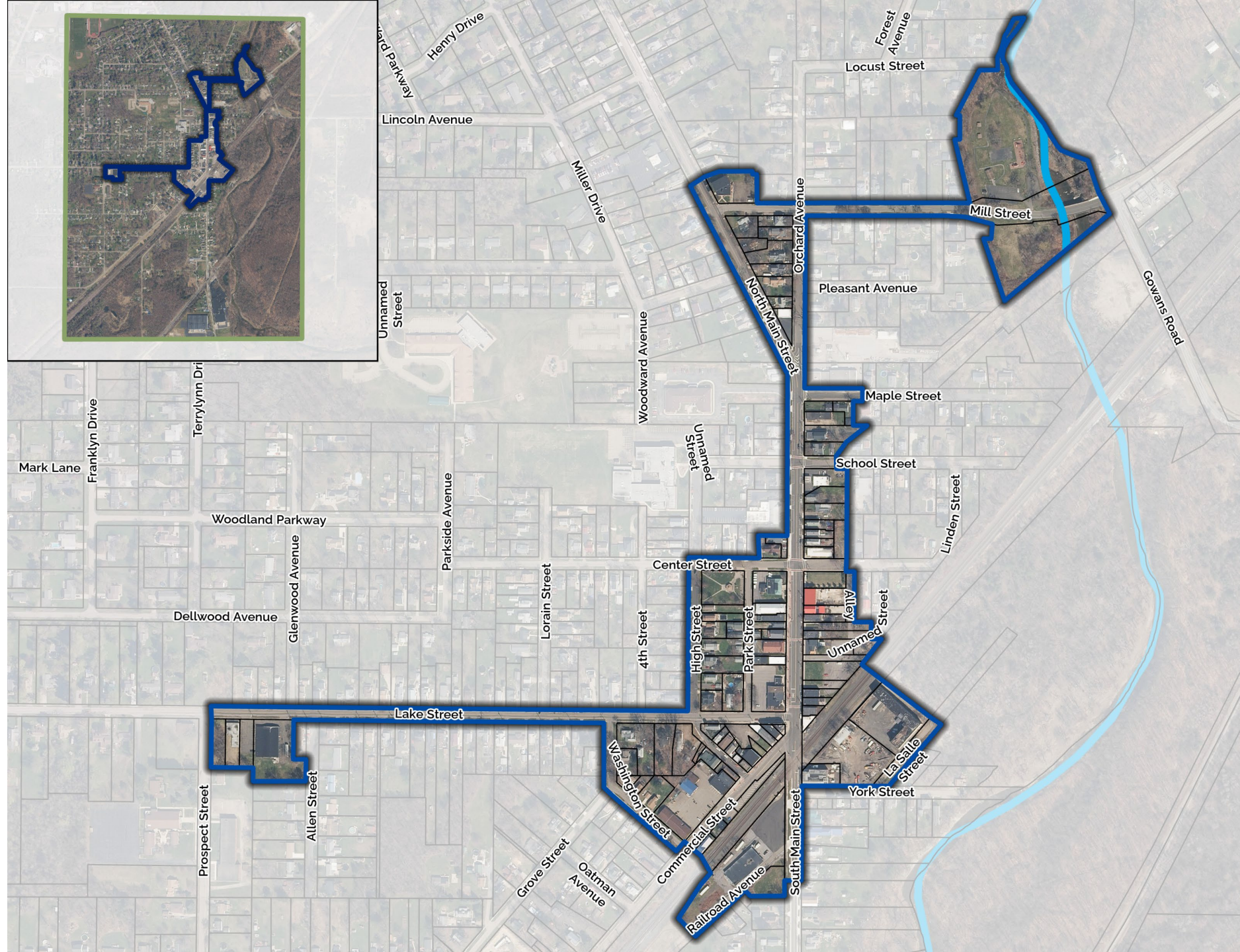
Length: 0.6 mi, north to south

~ **176** different parcels

Major Features:

- Main St & Lake St
- Big Sister Creek
- CSX Railroad Line
- Centennial & Herman Park
- Former Emblem Bike Factory

Projects need to be within or adjacent to the NYF Boundary



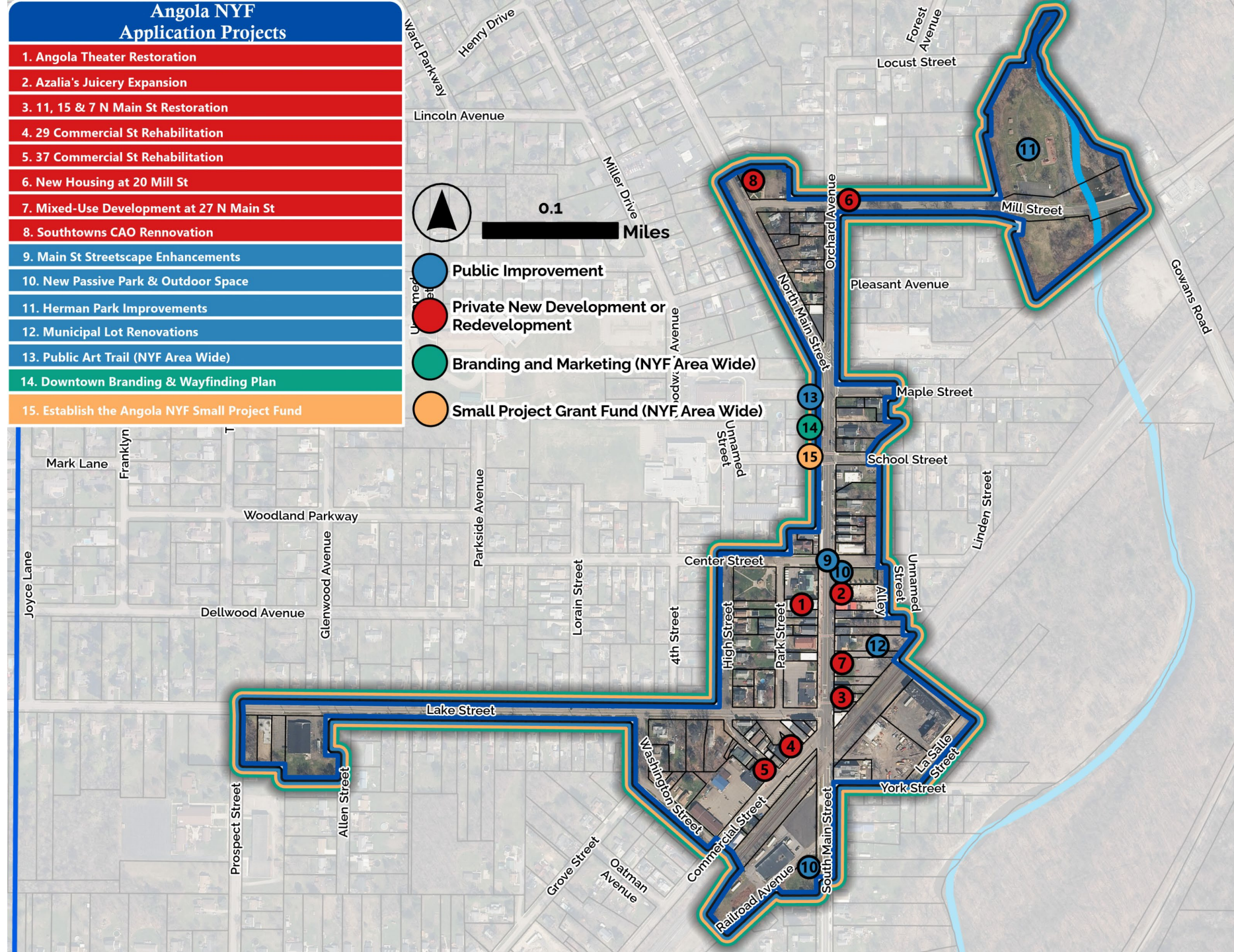
Community Vision and Goals

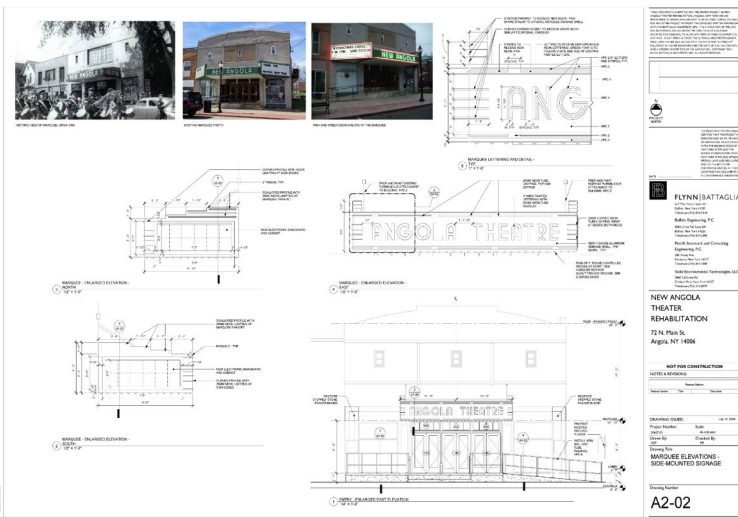
NYF Application Vision Statement

“The Village of Angola will capitalize on community strengths and its strategic location near key assets – **waterfront**, rich history, and natural resources to create a unique and **vibrant downtown destination in the rural Southtowns** of Erie County to connect residents and visitors to arts, entertainment, recreation, cultural experiences, and unique dining. Leveraging the historic Angola Theater as the anchor, the Village will bolster the **local economy and quality of life** through its quaint historic buildings, creative visual and performing arts, unique retail, special events, and **fierce community pride.**”

Proposed Projects

- **8 private projects**
 - *Total project costs: \$7.28 million*
 - *NYF Request: \$4.76 million (65%)*
- **5 public projects**
 - *Total project costs: \$3.09 million*
 - *NYF Request: \$2.77 million (89%)*
- **Downtown Branding & Marketing Plan - \$50K**
- **Small Project Fund**
 - Initial interest from **7** properties
 - *Total project costs: \$618K*
 - *NYF Request: \$350K*





1. Angola Theater Restoration

Est Cost: \$1,535,083

Scope:

- Roof replacement
- Interior restoration
- ADA improvements



2. Azalia's Juicery Expansion

Est Cost: \$981,640

Scope:

- Exterior improvements
- Utility improvements
- New office and retail space
- Restore 2nd floor into an apartment unit



3. 11, 15 & 7 N Main St Restoration

Est Cost: \$375,300

Scope:

- Building systems upgrades & new windows
- Updated kitchen
- Exterior improvements
- Prepare interior for future commercial tenant



4. 29 Commercial St Rehabilitation

Est Cost: \$964,600

Scope:

- Building stabilization
- Exterior site work
- Building systems upgrades



5. 37 Commercial St Rehabilitation

Est Cost: \$424,00

Scope:

- Building stabilization
- Exterior site work
- Building systems upgrades



6. New Housing at 28 Mill St

Est Cost: \$1,400,000

Scope:

- Construct 4, 2-3 bedroom townhouse style apartments

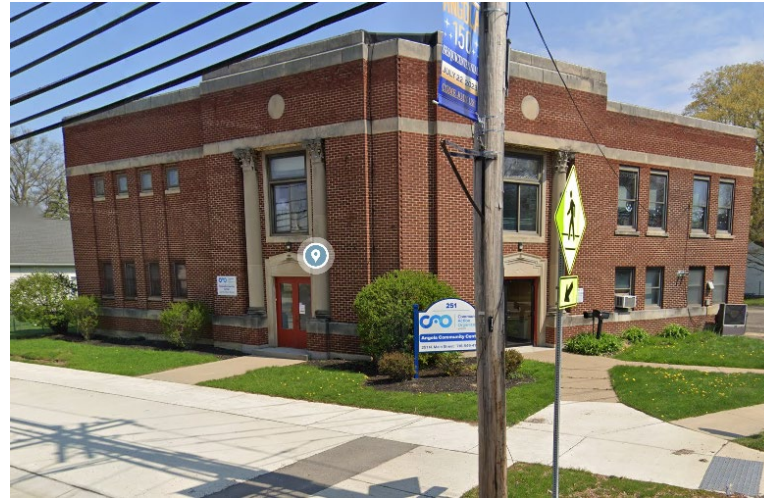


7. Mixed-Use Development at 27 N Main

Est Cost: \$1,200,000

Scope:

- Construction of an 8,000 sq ft mixed-use building
- 4,000 sq ft of commercial spaces
- four 2-bedroom apartments



8. Southtowns CAO Renovation

Est Cost: \$400,000

Scope:

- Building repairs
- Upgrade of programming facilities



9. Main St Streetscape Improvements

Est Cost: \$1,250,000

Scope:

- Street furniture, decorative light poles, and trees
- New on street parking & bike lane layout
- Sidewalk improvements



10. New Passive Park & Outdoor Spaces

Est Cost: \$1,200,000

Scope:

- New parks at Main & Center St and Main & Railroad Ave
- Install new playground equipment at Frawley Park

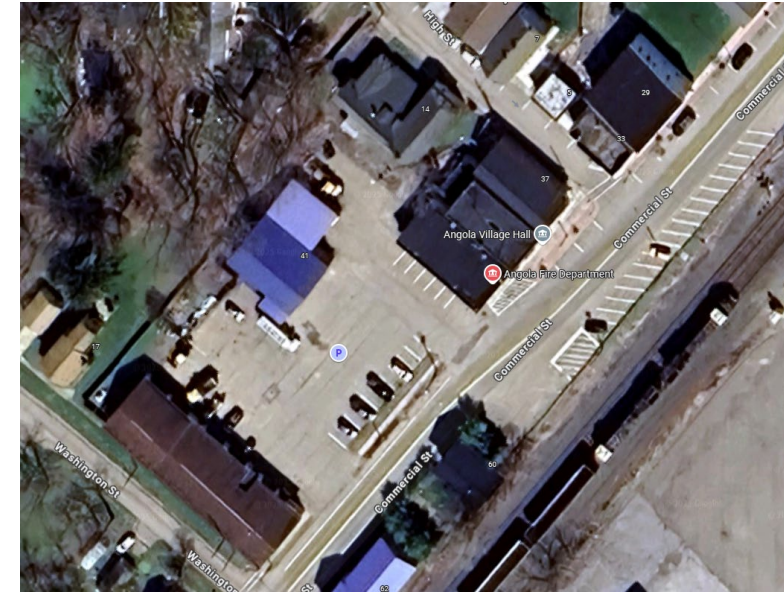


11. Herman Park Improvements

Est Cost: \$252,000

Scope:

- New fitness court
- ADA fishing pier
- Public art



12. Municipal Lot Renovations

Est Cost: \$800,000

Scope:

- Reconstruct parking lot layout
- Add bike parking & rentals
- Add EV charging stations



13. Public Art Trail

Est Cost: \$320,000

Scope:

- Identify sites throughout the NYF area for murals, sculptures, statues and/or monuments



14. Downtown Branding & Wayfinding Plan

Est Cost: \$50,000

Scope:

- Develop and branding and marketing program for downtown Angola



15. Angola NYF Small Project Fund

Est Cost: \$618,537

Scope:

- Provide funding for projects focused on façade improvements, new residential units, commercial fit out, public art, etc...



What's Next?

Next Steps

- Review the NYF Guidance Document
- Review the community's NYF application
- Review, sign and return the Code of Conduct

Program resources can be found at:

NY Forward

<https://www.ny.gov/programs/ny-forward>

Save the Dates

LPC Meeting Dates

- LPC Meeting #2 – June 23rd
- LPC Meeting #3 – Week of August 11th
- LPC Meeting #4 – Week of September 15th
- LPC Meeting #5 – Week of October 13th
- LPC Meeting #6 – Week of October 27th

LPC Member Conflicts:

- Fridays
- 2nd & 4th Wednesday of the month – Planning Board
- 1st Thursday of the month

Save the Dates

Community Engagement Dates

- Public Workshop #1 – June 16th @ 6 pm
 - Location: Village Fire Hall – 41 Commercial St
 - Agenda:
 - Provide an overview of the NYF program
 - Get feedback on example projects and insights on new project ideas
 - Share preliminary findings from the downtown profile
 - Solicit community feedback on needs, challenges, opportunities., and community visions and goals
- Open Call for Projects Information Session – June 25th @ 5:30 pm
 - Location: Most precious Blood Church – 22 Prospect St
 - Agenda:
 - Learn about what types of projects are eligible
 - Overview of the project identification and selection process
 - Tutorial on how and what to include when completing the application

Visioning Session

LPC's Initial Thoughts on the Vision & Goals

What Makes Angola Great/Unique?

- 1. Proximity to Lake Erie:** Angola's location near the lake makes desirable for summer recreation and tourism.
- 2. Tight-knit, proud community:** Residents share a strong sense of pride, care for one another, and a collective commitment to the village's future.
- 3. Walkable village with revitalization potential:** The Main Street area has space for transformation, and the village layout supports walking and biking.
- 4. Historic charm and emerging assets:** Angola's rich history, along with new businesses like a café and upcoming theater, provide a foundation for renewed vibrancy.

Transformational Opportunities for Angola

- 1. Revitalize Main Street and business district:** Restore and repurpose underused buildings & storefronts, improve streetscape aesthetics.
- 2. Expand dining, retail, and entertainment options:** Attract diverse businesses—especially restaurants, shops & venues—encouraging residents/visitors to eat, shop, and stay.
- 3. Promote Angola's history and identity:** Celebrate local heritage through projects like restoring the bicycle factory as a museum, developing tourism assets connected to Angola's unique past.
- 4. Support local investment and livability:** Provide incentives and support for new businesses, address absentee property ownership, and explore infrastructure upgrades.

Vision for Angola

- 1. A thriving, self-sufficient village** where residents can meet their daily needs locally, reducing the need to travel outside the community for shopping, dining, and services.
- 2. A vibrant, walkable business district** with active storefronts, diverse businesses, and year-round attractions.
- 3. A welcoming, family-friendly community** offering safe, inclusive activities and gathering places.
- 4. A desirable place to live and work,** with attractive housing options, a strong school district, and potential for job creation.
- 5. A connected and character-rich village** that embraces its small-town charm while strengthening ties to the surrounding region.

Vision Statement in the Angola NYF Application

“The Village of Angola will capitalize on community strengths and its strategic location near key assets – waterfront, rich history, and natural resources to create a unique and vibrant downtown destination in the rural Southtowns of Erie County to connect residents and visitors to arts, entertainment, recreation, cultural experiences, and unique dining. Leveraging the historic Angola Theater as the anchor, the Village will bolster the local economy and quality of life through its quaint historic buildings, creative visual and performing arts, unique retail, special events, and fierce community pride.”

DRAFT Vision Statement based on LPC insights and Consultant Team

"The Village of Angola will continue grow as a **vibrant lakeside destination** that celebrates its historic charm, **walkable Main Street**, and fierce sense of community pride. By enhancing its connection to Lake Erie and Big Sister Creek, **revitalizing local businesses**, and embracing arts, culture, and **year-round events**, Angola will offer a welcoming, family-friendly, and engaging experiences as an **economic and cultural center** in the Southtowns for residents and visitors alike."

Public Comment

Public Comment

Please be respectful and follow these guidelines:

- State your name and affiliation (as applicable)
- Please limit comments to 3 minutes

The project team will be available to respond to questions more in-depth at the first public workshop

Program resources can be found at:

<https://www.ny.gov/programs/ny-forward>