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**\$500,000 Grant**

- \$447,500 Building Renovations
- \$15,000 Streetscape
- \$37,500 Administrative

• **Completion Date:**  
November 2020

• **5 Year Review Period**

• **Guided by the Buffalo Place NYMS Advisory Committee**

New York Main Street Program Guide

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**Target Area**

Between Edward/Goodell and Seneca Streets

Properties Fronting on:

- Either Side Main Street
- East Side of Pearl Street
- West Side of Washington Street
- East Side Washington between Huron and Mohawk
- West Side Pearl between Seneca and Swan
- Properties on Cross Streets between Pearl and Washington w/in the area

**Legend**

- Projects Completed Under Previous Grant
- NYMS Parcels
- Investigate Parcels
- NYMS 2018 Target Area

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## Program Summary

- **MATCHING GRANT/ Reimbursement Program**
  - 50 % match required
- \$50,000 Max. for Commercial/ Exterior Work
- \$25,000 Max. for Direct Residential Unit construction – (Affordable for 90% of Median)
- \$100,000 Max. Per Property

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## What Can Funds Be Used For?

- **Soft Costs** – Reimburse at completion
  - Must Bid Consultant Selection
  - Include at Project Set-up
    - Environmental Testing (Phase I ESA/Lead/Radon)
    - Design
    - Cost Estimation
- **Capital Improvements**
  - Exterior Façade/ Storefront
  - Interior Commercial
  - Direct Residential Build Out – Affordable 90% Median

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## What Expenses Are NOT Covered?

- Site Work
- New Construction
- Structure Demolition
- Appliances, Furniture, and Fixtures
  - Security System
  - Sound System
- Parking Lots/Paving

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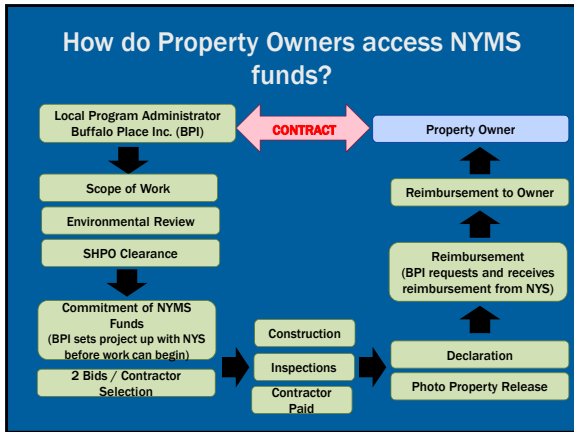
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## How do Property Owners access NYMS funds?




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## Application Process

- Applications Due March 18, 2019
- Review by Advisory Committee
- Evaluation based on
  - Project Readiness
  - NYMS Program Priorities
  - \$25,000 for Small Projects (\$2 - 10K)
  - Leverage -50% Match or Better

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## Application Details

- Tenants May Apply
  - Need Owner Agreement
- Rough estimate for Scope of Work/ Costs
- Proof of Financial Ability to Complete Project
- Advisory Committee Wants to Maximize Grant Impact

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## Buffalo Place NYMS Priorities

- 10% - Project Feasibility
- 18% - Project Visibility
- 17% - Project Impact
- 17% - Renovation of Vacancy/ Upper Floors
- 10 % - Development of Residential Units
- 15% - Repairs and Code Compliance
- 13% - Assistance Obtaining Grant from NYS

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## Project Initiation Requirements

2 of 2

- Project Initiation Fee of 1% Of Grant (Reimbursable At Conclusion)
- Develop Scope of Work - Owner and BPI
- Buffalo Place Will Complete Environmental Checklist And SHPO Review

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## State Program Requirements

1 of 4

- Develop Written Scope of Work with BPI
- Scope Must Address:
  - Health and Safety Concerns
  - Code Violations
  - Lead Paint, Radon and Environmental Hazards
  - Energy Conservation
  - Preservation District Requirements -SHPO and Local

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## Project Initiation Requirements

1 of 2

Owner must provide Environmental Professional documentation

- A Record Search With Risk Assessment (RSRA)
- A Full Phase 1
- Updating an older Phase 1 to be current

Owner must sample suspected asbestos and/or lead based paint disturbed during project

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## Project Set-Up

- State Reviews Environmental Checklist
- State Sets-up Project
- Buffalo Place/ Owner Execute Agreement
- Owner May Now Solicit Bids
  - Sent directly to Buffalo Place by Contractor!
- Wait for Buffalo Place Approval to Start Work!

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## State Program Requirements

- Contract Between Property and Buffalo Place
  - Work To Start In 30 Days
  - Insurance - Hold Harmless Buffalo Place And State
  - Inspections During And After Project
  - Reimbursement Following Completion
  - 5 Year Maintenance Period
    - Owner Must File Declaration With County Clerk (\$60)
    - Prorated Repayment To State If Demo Or Sold
- NYMS Photo Release

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## State Program Requirements

- Contractor Selection
  - Buffalo Place List
    - In Progress - Will Add Your Suggestions
  - Obtain at Least Two Bids – Deliver to BPI (!)
  - State will Reimburse Low Bid Amount

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## State Program Requirements

- Grantees Must Comply with Equal Opportunity
  - Must solicit bids from Minority-Owned, Women-Owned and Service-Disabled Veteran Owned firms
  - Documentation of Bid Solicitation must be provided to Buffalo Place

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## State Program Requirements

- State Reimbursements Require:
  - Written Bids (Delivered Directly to Buffalo Place)
  - Written Contracts with Contractor
  - Proof Contractors Have Been Paid
  - Code Issues Resolved or C of O Obtained
  - Buffalo Place Forwards Reimbursement Within Five Days After Receipt From State

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## Discussion

- Deadline for Applications – March 18<sup>th</sup>
- Review Materials
- Review Application Form

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