

A photograph of a downtown street in Seneca Falls, New York, featuring historic brick buildings, parked cars, and festive holiday decorations. The image is dimmed to serve as a background for the text.

DOWNTOWN BUILDING IMPROVEMENT FUND (BIF)

Seneca Falls Development Corporation

AGENDA

- DRI BIF Program
- Project Development
- Before / After
- Questions

BIF PROGRAM



TARGET AREA



AWARD

- Building Improvements & Soft Costs
 - \$540,000
- Administration
 - \$60,000
- December 31, 2024



APPLICATIONS

- **Due February 28, 2022, 4 p.m.**
- Submission:
 - Seneca Falls Dev. Corp
20 E. Bayard, Seneca Falls,
NY 13148
 - senecafallsdev@gmail.com
- App on website:
<http://senecafallsdevcorp.org/>
- Questions:
 - eflynn@labellapc.com
 - mcocquyt@labellapc.com
 - dkane@labellapc.com



SENECA FALLS DRI BUILDING IMPROVEMENT FUND - GRANT FUNDING APPLICATION -

DEADLINE FOR APPLICATION SUBMISSIONS:
YOUR APPLICATION MUST BE RECEIVED ON OR BEFORE FEBRUARY 28, 2022

IF SENDING VIA POSTAL MAIL:
SENECA FALLS DEVELOPMENT CORP
20 EAST BAYARD STREET
SENECA FALLS, NEW YORK 13148

IF SENDING VIA EMAIL:
senecafallsdev@gmail.com (.doc, .docx, or .pdf format)

TO CONFIRM RECEIPT OR FOR FUND & APPLICATION QUESTIONS:

Contact Greg Zellers, SFDC Director at senecafallsdev@gmail.com
or Ed Flynn, Lead Consultant, at 585-454-6110 or eflynn@labellapc.com



SCORING

- Readiness
 - Financing, schedule, experience
- Physical Impact
 - Visual, historic, residential, transformative
- Economic Impact
 - Match, reduce vacancies, economic recovery, jobs, tax base
- Quality of Life
 - Reuse of space, ADA, downtown aesthetics
- DRI Priorities
 - Housing, jobs, heritage, occupancy

Orleans County Chamber of Commerce
Village of Medina Downtown Building Revitalization Program
NY Main Street Program Grant

PROJECT RANKING CRITERIA

	POINTS
RECOMMENDED NY MAIN STREET PROGRAM RANKING CRITERIA	
1. The project is visually prominent and the proposed improvements will have a significant visual impact in the target area. (<i>Up to 20 pts</i>) <ul style="list-style-type: none"> • Are façade improvements included? • Are visual improvements to the rear of the building included? • Is the project consistent with design guidelines? • Are the visual improvements transformative for the Downtown? 	
2. Funds will be used to improve an upper story residential unit. (<i>Up to 10 pts</i>) <ul style="list-style-type: none"> • How many units? • Are the improvements significant? 	
3. The project improvements will improve a historically significant building - architectural historic value and/or relationship to history of the area. (<i>Up to 15 pts</i>) <ul style="list-style-type: none"> • Will the project promote the building's architectural value? • Does the building have an important historic link to the Downtown? 	
4. The project will promote economic development. (<i>Up to 15 pts</i>) <ul style="list-style-type: none"> • New jobs? • Significant investment? • Expansion of a business? 	
5. The project will reduce or arrest blight in the Downtown. (<i>Up to 15 pts</i>) <ul style="list-style-type: none"> • Will the project correct code violations? • Has the property been an eyesore or concern in the neighborhood? 	
OTHER CRITERIA	
6. The applicant has proof of the required 25% match and the project is ready to go (<i>Up to 10 pts</i>) <ul style="list-style-type: none"> • Bank Statements? • Letters from banks or other financial institutions or investors? • Estimates received yet? • Consistent with zoning and required permits? • If a tenant, does the property owner approve? • If improving a vacant space is there a tenant in place? 	
7. Leveraging (<i>Up to 5 pts</i>) <ul style="list-style-type: none"> • The applicant is providing more than the 25% match 	
8. Value to the Downtown (<i>Up to 5 pts</i>) <ul style="list-style-type: none"> • Will the proposed project's use contribute to the downtown? • Will the proposed project increase pedestrian traffic? • Will the proposed project enhance the pedestrian experience? 	
9. Did the applicant submit a Letter of Intent to support the grant application? (<i>Up to 5 pts.</i>)	

ELIGIBLE BUILDING IMPROVEMENTS

- Exterior Improvements
 - Facade, Roof, Windows
 - Signs, Awnings
- Interior Improvements
 - Systems – Electrical, Plumbing, HVAC
 - Flooring, Walls, Ceiling
- Commercial, Residential



INELIGIBLE USE OF FUNDS

- Additions / New Builds
- Building Demolitions
- **Site Work –
Landscaping / Parking**
- Portable Items
- Residential Buildings
w/ no Commercial
Units
- **Self-help**





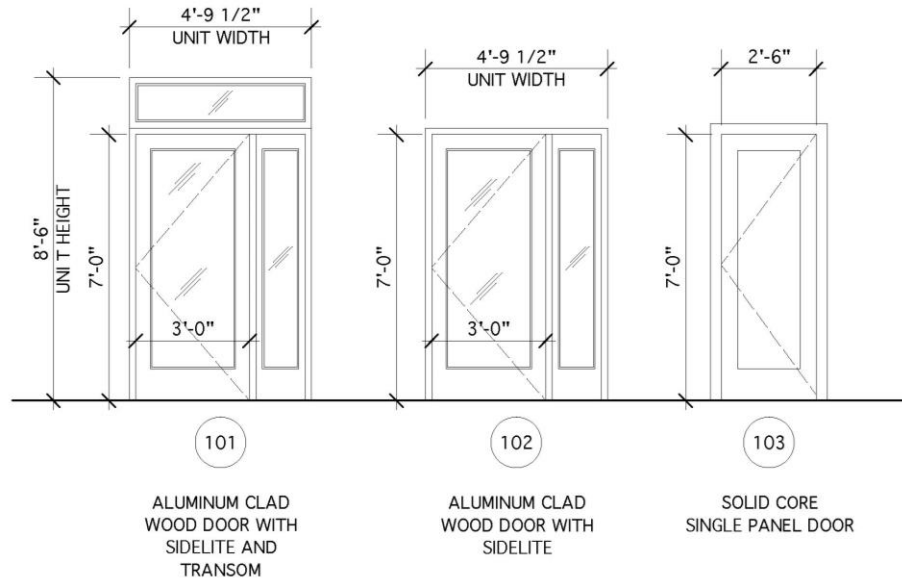
ELIGIBLE PROJECT DELIVERY COSTS

- Design Services
 - Architectural
 - Engineering
- Environmental Testing
- Project Delivery: 18% maximum Total Costs





1 PROPOSED EAST ELEVATION
Scale: 3/8" = 1'-0"
GENERAL NOTE: COORDINATE COLOR SELECTION OF ALL NEW MATERIAL FINISHES WITH SELECTED COLOR PALETTE AND OWNER.



PROJECT DELIVERY: DESIGN

- Larger Projects/Major Facade Changes
- Residential
- Historic Buildings
- Design Options
- Develop Scope of Work

Limited Pre-Renovation Asbestos-Containing Materials Inspection

Location:

Historic Masonic Temple Building
200 East Main Street
Batavia, New York 14020

Prepared for:

Mr. Dave Howe
200 East Main Street
Batavia, New York 14020

LaBella Project No. 214268

July 2015

PROJECT DELIVERY: ENVIRONMENTAL

- Environmental Assessment Reports: Contamination
- Hazardous Materials Report (Lead, Asbestos)
- Environmental Testing

REIMBURSEMENT PROGRAM

- Up to \$50,000
- Minimum \$10,000
- + \$50,000 w/ residential units
- Up to 50 % Reimbursement (75% non-profits)



PROJECT DEVELOPMENT





2017.07.19

CHURCH BUILDING

96 Main Street
Camden, NY 13316
Owner: Mark Fox

SCOPE OF WORK



BID PROPOSAL FORM:

Issue Date: Wednesday, July 19, 2017
Due Date: Wednesday, August 2, 2017 By: 3 pm

CHURCH BUILDING AT 96 MAIN STREET

Bids may be submitted by fax, email or in person, and a hard copy mailed and received by the due date. Per the NYMS program, bids must be submitted to: **Ed Flynn at Labella Associates**: 300 State Street, Suite 201 Rochester, NY 14614 (fax, XXX.XXX.XXXX). Construction is for summer/fall 2017 with completion by December of 2017.

Labella Associates will provide half size drawing sets. For full size drawing sets, contact: **Kimberly Kraft at in.site:architecture** (phone, 585.237.2614).

The undersigned proposes to provide all labor, material, allowances, transportation and other expenses required for the Church Building at 96 Main Street, Camden NY, in accordance with the Contract Documents dated July 06, 2017 and any Addenda issued prior to the Bid Due date, prepared by In Site: Architecture, for the Base Bid Sum of:

(\$ _____)

Receipt of Addenda Numbered _____ is acknowledged.

Scope of work and all owner supplied items are described and annotated in the associated drawings. The following cost breakdown is required:

Scope of Work:

1. General Conditions \$ _____
2. Window Replacement
 1. Removals \$ _____
 2. Repointing work as necessary \$ _____
 3. Interior finish and trim work as necessary \$ _____
 4. New infill panels at dropped ceiling locations \$ _____
 5. New aluminum clad wood windows - break down cost into groups as follows:
 1. Window Types A and B \$ _____
 2. Window Type C \$ _____
 3. Window Types D,E, F, and G \$ _____
3. Entry Door 101
 1. Demolition and removals \$ _____
 2. Repointing work as necessary \$ _____
 3. Interior finish and trim work as necessary \$ _____
 4. New aluminum clad wood door and hardware \$ _____
4. Entry Door 102
 1. Demolition and removals \$ _____
 2. Repointing work as necessary \$ _____

STEP 1: SCOPE DEVELOPMENT & ENVIRONMENTAL

- Prepare Work-Write Up / Scope
- May Require Design Assistance
- Environmental Assessment
- Environmental testing if necessary
- Lead Testing if needed
- Historic Preservation
- Zoning/Code Compliance

110-120 North Main Street
Elmira, NY 14901

Project Manual

Client:

James Capriotti

Mail Bid Submissions to:

City of Elmira
C/O: Ed Flynn
LaBella Associates P.C.
300 State Street, Suite 201
Rochester, NY 14614

Project Walkthrough:

March XXth, 2019

Bids Due:

Before 4pm on the 5th day of April 2019



Architect:
Johnson-Schmidt Architect P.C.
15 E. Market St.
Corning, NY 14830
607-937-1946

March 20, 2019

STEP 2: PROJECT BIDDING

- SFDC sends Work Write-up out for Bids
 - Applicant selects contractor
 - At least 2 bids
 - Minority & Women, Veterans Businesses; veteran-owned businesses
- Review Bids/Select Contractor(s)
 - Meet Bid specs
 - Reimbursement based on lowest bid



STEP 3: PROJECT APPROVAL, SETUP AND CONTRACTS

- DRI LPC Subcommittee
 - Meeting Selection Criteria ?
 - Modify Reimbursement
 - % Share
 - \$ Amount
 - Add Conditions
- Contracts
- Project Setup w/ State

VICTOR LOCAL DEVELOPMENT CORPORATION
BUILDING IMPROVEMENT PROGRAM
INSPECTION REPORT

OWNER(S): _____

ADDRESS: _____

DATE OF (FINAL) (PROGRESS) INSPECTION: _____

CONTRACTOR: _____

Item	Amount Requested	Amount Recommended	Comments
TOTAL			

OTHER COMMENTS: _____

This is to notify the Victor LDC that the property improvements identified have been made under the Building Improvement Program and have been performed to my satisfaction.

PROGRAM INSPECTOR: _____ DATE: _____

STEP 4: REIMBURSEMENT & CLOSEOUT

- Reimbursement Program
 - Pay First: Entire Project
 - Reimbursement at end of project
- Submit Paid Invoices and Cancelled Checks
- Inspection
- Environmental Clearance
- Reimbursement – 4 weeks



STATE REQUIREMENTS

- Two Bids
- Environmental
 - SHPO
 - Zoning
 - Ground Contamination
 - Lead/Radon/Asbestos
- M/WBE/Veterans
- Asset Maintenance – 5 years
 - Maintain Improvements
- No self-help

BEFORE & AFTER















QUESTIONS

